

#13



Complete 9/9/04 BS.

DRB CASE ACTION LOG
(SITE DEV PLAN BP)
REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 04DRB-00756
Project Name: JOURNAL CENTER 2, UNIT 1
Agent: Dorman & Breen Architects

Project # 1003447
Phone No.: 505-792-8160

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/9/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1003447

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

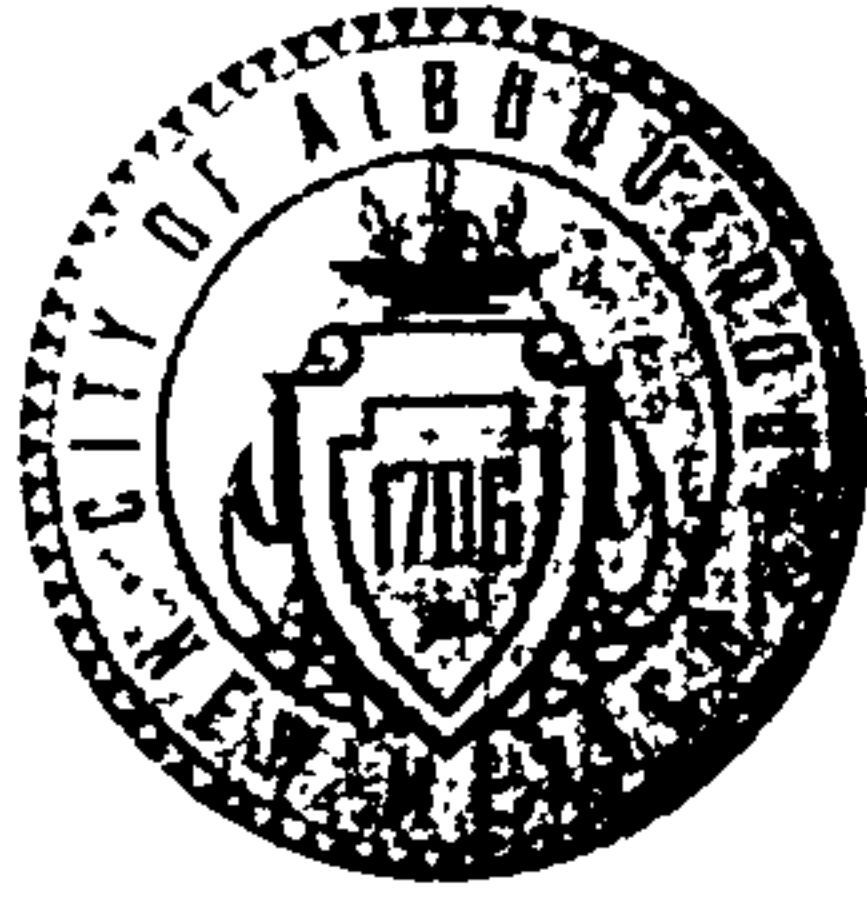
PARKS / CIP: _____

PLANNING (Last to sign): *THE question on wall st signage
parameters of wall design approved
JMB 8/17/04*

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - Include 3 copies of the approved site plan along with the original.
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

Rec'd 9/9/04
BS.

100 347



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

THE CHAPMAN COMPANIES request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (b). 1.: a VARIANCE of 3 feet to the 3 foot wall height allowance in the front and side yard setback areas on all or a portion of Lot(s) 112, Journal Center, Phase 2, Unit 1, zoned IP and located at 7430 WASHINGTON ST NE (D-17)

Special Exception No:..... 04ZHE – 00869
Project No: 1003482
Hearing Date: 07-20-04
Closing of Public Record: 07-20-04
Date of Decision: 08-04-04

STATEMENT OF FACTS: The applicant requests a variance of 3 feet to the 3 foot wall height allowance in the front and side yard setback areas. Mark Baczek represented the applicant, The Chapman Companies. Mr. Baczek testified that this request is to allow two separate courtyard walls on this property. This proposed development is for a 12,000 square foot law office building in the Journal Center area that will provide outdoor courtyard space for their employees. The proposed walls will measure a maximum of 6 and 4 feet in height and will be constructed of concrete block with a stucco finish to match the building. There is a letter in the file from the Traffic Analysis Supervisor that indicates no obstruction to the clear sight requirements. The Zoning Hearing Examiner advised Mr. Baczek that clear sight must be maintained and that vehicles, dumpsters, or landscaping that may mature and cause an obstruction to clear sight may not be placed next to either wall. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

An on-site inspection reveals that this lot is irregular in size and shape as compared to surrounding parcels and is, therefore, exceptional.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved with condition.

CONDITION:

1. The applicant must comply with any and all requirements made by the Traffic Analysis Supervisor.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, August 19, 2004 in the manner described below:

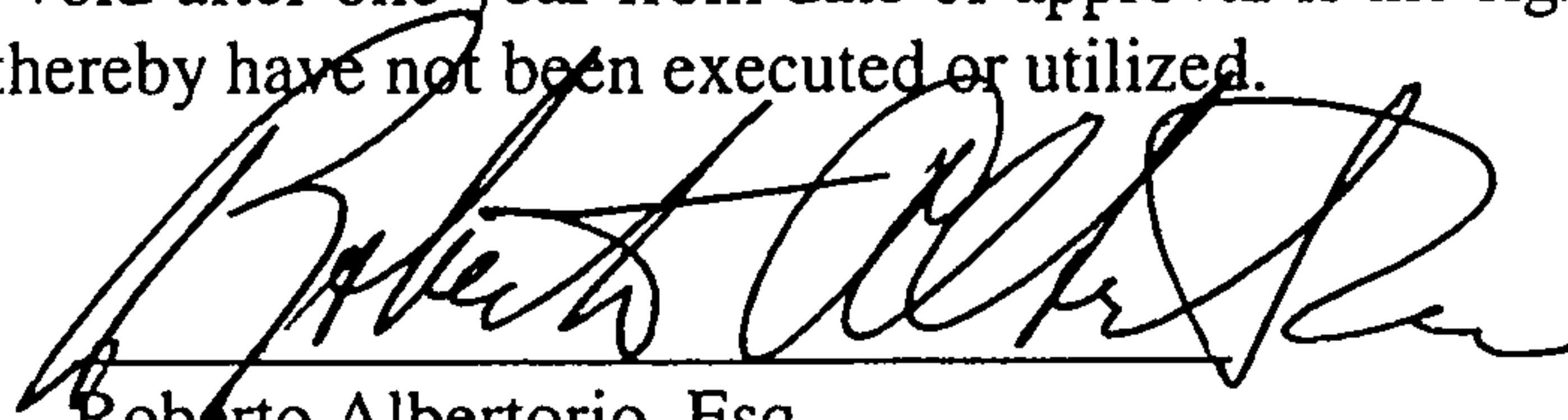
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

ZHE Decision
04ZHE – 00869 / 1003482
Page 3

cc: Zoning Enforcement (2)
ZHE File

The Chapman Companies, 404 Brunn School Rd, Bldg. A, Santa Fe, NM, 87505
Mark Baczek, % Dorman & Breen Architects, 10305 Timan Pl. NW, 87114
Liz Wright, Traffic Analysis Supervisor, COA Traffic Engineering Division

#13



DRB CASE ACTION LOG (SITE DEV PLAN BP) REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **04DRB-00756**
Project Name: **JOURNAL CENTER 2, UNIT 1**
Agent: **Dorman & Breen Architects**

Project # **1003447**
Phone No.: **505-792-8160**

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/9/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *THE question on Wall St signage perimeter of wall design approved.*

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan ~~along with the originals.~~**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1003447



ALBUQUERQUE

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

June 9, 2004

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: Noon

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001862**
04DRB-00757 Major-Two Year SIA

LLAVE CONSTRUCTION INC. agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-6 INCLUDE LOTS 1 THRU 6, OAKLAND COURT SUBD, **OAKLAND COURT SUBD**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED**

2. **Project # 1001916**
04DRB-00743 Major-One Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for, **PINON POINTE @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk
Waiver

TIERRA WEST LLC agent(s) for STE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [Deferred from 5/19 & 6/9/04] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

5. **Project # 1002632**
04DRB-00760 Major-Bulk Land
Variance
04DRB-00761 Minor-Prelim&Final
Plat Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

6. **Project # 1002718**
04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

7. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub
Right-of-Way
04DRB-00258 Major-Preliminary Plat
Approval
04DRB-00260 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for
COLLATZ INC./CLIFFORD CAPITAL FUND INC
request(s) the above action(s) for: A TRACT OF LAND
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW
MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS
SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT
THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C,
PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS
SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO
COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE
LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK
D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS
SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN
THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW
MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE
AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY
DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE
9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO
ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN
KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE
COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN
BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE
LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY
DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL
BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE
SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A
POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF
WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72
FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47
FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE
EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG
SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40";
CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID
EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT
ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE
N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E
793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE
29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE
FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET;
S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE
NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE
30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET
TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG
SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39";
CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND
CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as
RINCONADA TRAILS SUBDIVISION (formerly
Western Trails Estates), zoned R-D, located on
UNSER BLVD NW, between WESTERN TRAILS
NW and LEGENDS AVE NW containing
approximately 10 acre(s). [REF:SD-80-5, 03DRB-
0199. [Deferred from 3/24/04&4/14/04] (F-10 & F-
11) WITH THE SIGNING OF THE
INFRASTRUCTURE LIST DATED 6/9/04 AND

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

Project # 1003112
04DRB-00839 Minor-SiteDev Plan
Subd/EPC
04DRB-00840 Minor-Subd Design
(DPM) Variance

COMMUNITY SCIENCES CORPORATION agent(s) for COLLATZ INC/JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) D, LAVA LANDS, LAVA TRAILS, LANDS OF SLOAN, (to be known as **RINCONADA TRAILS SUBDIVISION** zoned R-D, located on UNSER BLVD NW, between UNSER BLVD NW and COORS NW containing approximately 10 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [Elvira Lopez, EPC Case Planner] (F-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SIGNATURE BLOCK LANGUAGE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.

10. **Project # 1003445**
04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub Right-of-Way
04DRB-00752 Major-Vacation of Public Easements
04DRB-00753 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B,C & D, ALBUQUERQUE WEST UNIT 1, zoned SJ-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12) THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NMU INC. SIGNATURE.

11. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [Deferred from 5-19-04 & 6-2-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

12. **Project # 1003403**
04DRB-00633 Major-Vacation of Public Easements
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**), zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04 & 6/2/04) (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/9/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION THAT THERE WILL BE A DISCLAIMER AS PER MUTUAL AGREEMENT WITH THE DEVELOPER THAT THIS WILL BE THE LAS PLAT APPROVED BEFORE THE SECTOR PLAN FOR THE TRAILS AREA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

THE SIDEWALK WAIVER LISTED BELOW REQUESTED ON 5/19/04 WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

04DRB-00634 Minor-Sidewalk Waiver

THE SIDEWALK WAIVER WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS
(CITY COUNCIL FINAL SIGN-OFF)**

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

13. **Project # 1003447**
04DRB-00756 Major-SiteDev Plan
BldPermit
- DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE. NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN AND ZHE QUESTION ON WALL HEIGHT VARIANCE.**
14. **Project # 1003468**
04DRB-00816 Minor-SiteDev Plan
BldPermit
04DRB-00817 Minor-Prelim&Final Plat
Approval
- JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [*Deferred from 6-2-04*] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

- 15. **Project # 1003473**
 04DRB-00836 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS, INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 12,13 & 14, Block(s) 2, **RESERVE AT FOUR HILLS**, zoned R-1 residential zone, located on RUFFIAN CT SE, between CANNONADE SE and WHIRL AWAY SE containing approximately 1 acre(s). (M-22) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
- 16. **Project # 1003411**
 04DRB-00841 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 12,13, & INCLUDE LOTS 14 & 15, **GRANT TRACT**, zoned SU-2 M/R/O, located on GRANITE AVE NW, between 6TH STREET NW and 5TH STREET NW containing approximately 1 acre(s). [REF: 04DRB00654] (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A GRADING PLAN.**
- 17. **Project # 1002857**
 04DRB-00809 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200, 03DRB01202, 03DRB-01203, 04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] [Deferred from 6-2-04] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 18. **ADJOURNED: Noon**



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ALBUQUERQUE

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003447

AGENDA ITEM NO: 13

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 9, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Mark Buczek FAX # 792-8160

PAGES (INCLUDING COVER SHEET) 2 5/2/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

100 344 J. Planning
comments.

 *** TX REPORT ***

*
*
*
*

TRANSMISSION OK

TX/RX NO	1453	
CONNECTION TEL		97928160
SUBADDRESS		
CONNECTION ID		
ST. TIME	05/21 14:54	
USAGE T	01'52	
PGS.	2	
RESULT	OK	

Project # 1003447
 04DRB-00756 Major-SiteDev Plan
 BldPermit

DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 02DRB-00076, 03DRB-00999] (D-17)

✓ The site plan sheet with the signature block should be the first sheet on the SPBP submittal.

✓ The scaled vicinity map should have the lot clearly marked.

✓ Figure 9 Journal Center 2 Monument Sign should be placed on one of the site plan sheets. There seems to be room on the Building Elevations Sheet.

✓ Site lighting on pole: Indicate height & fixture type.

The CMU/stucco yard walls identified along Washington & Wolcott need a perimeter wall design approval per the City Zoning Code. Please prepare 3 copies complying with the submittal requirements & Zone Code requirements.

✓ The building elevations appear to be missing the total length dimensions.

Once these corrections are made, Planning can sign the site plan.

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free 1-800-650-

Project # 1003447
04DRB-00756 Major-SiteDev Plan
BldPermit

DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 02DRB-00076, 03DRB-00999] (D-17)

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 24, 2004.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 9, 2004

Project # 1003447

04DRB-00756 Major-SiteDev Plan BldPermit

DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 02DRB-00076, 03DRB-00999] (D-17)

AMAFCA No comment.

COG No comments received.

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letter sent to Alameda North Valley (R) Neighborhood Association.

APS No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- traffic volume
- traffic control devices
- burglaries
- speeding violations
- lighting issues
- maintenance of landscaping
- robbery
- a higher probability of crimes during evening/weekend hours
- commercial burglary

Fire Department

Exact fire hydrant requirements will be figured when permitted plans are submitted for review.

PNM Electric & Gas

PNM approves the site development.

Comcast

No comments received

QWEST

No comments received

Environmental Health
M.R.G.C.D.

Site is not within 1000 feet of a landfill. No comment.
No comments received.

Open Space Division

No adverse comments.

City Engineer

No adverse comments.

Transportation Development

- 1) Has solid waste approved plan?
- 2) Are Washington and Wolcott streets in place?

Parks & Recreation

No objection.

Utilities Development

1. What is the fire flow requirement from the Fire Marshall?
2. How many hydrants are required?

Planning Department

1. The site plan sheet with the signature block should be the first sheet on the SPBP submittal.
2. The scaled vicinity map should have the lot clearly marked.
3. Figure 9 Journal Center 2 Monument Sign should be placed on one of the site plan sheets. There seems to be room on the Building Elevations Sheet.
4. Site lighting on pole: Indicate height & fixture type.
5. The CMU/stucco yard walls identified along Washington & Wolcott need a perimeter wall design approval per the City Zoning Code. Please prepare 3 copies complying with the submittal requirements & Zone Code Requirements.
6. The building elevations appear to be missing the total length dimensions.

Once these corrections are made, Planning can sign the site plan.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: The Chapman Companies, Inc., 404 Brunn School Rd., Bldg. A
Santa Fe, New Mexico 87505
Dorman & Breen Architects, 10305 Timan Pl. NW, 87114

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

PLANNING DEPARTMENT

Meeting Date: JUNE 9, 2004
Zone Atlas Page: D-17-Z
Notification Radius: 100 Ft.

Project# 1003447
App# 04DRB-00756

Cross Reference and Location:

Applicant: THE CHAPMAN COMPANIES, INC.
Address: 404 BRUNN SCHOOL RD, BLDG# A
SANTA FE NM 87505

Agent: DORMAN & BREEN ARCHITECTS
Address: 10305 TIMAN PL. NW
ALBUQUERQUE NM 87114

Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: MAY 21, 2004

Signature: KYLE TSETHLIKAI

15-15

(A)

101706316420930706	LEGAL: LT 1 1 PL AT OF JOURNAL CENTER PHASE 2 UNIT 2, A REP LAND USE: PROPERTY ADDR: 00000 OWNER NAME: TIBURON INVESTMENT CORP OWNER ADDR: 13000 ACADEMY	RD NE ALBUQUERQUE NM	87111
101706324620930501	LEGAL: LOT 10A PLAT OF LOTS 10A & 11A JOURNAL CENTER PHAS LAND USE: PROPERTY ADDR: 00000 MASTHEAD OWNER NAME: SOUTHWEST TIBURON LLC OWNER ADDR: 02555 EAST CAMELBACK	RD PHOENIX AZ	85016
101706320120430502	LEGAL: LOT 11A PLAT OF LOTS 10A & 11A JOURNAL CENTER PHAS LAND USE: PROPERTY ADDR: 00000 WOLCOTT OWNER NAME: WALTON CHAPMAN BUILDERS OWNER ADDR: 00044 BRUNN SCHOOL	RD SANTA FE NM	87505
101706319519830606	LEGAL: LOT 3 PL AT OF JOURNAL CENTER PHASE 2 UNIT1 LAND USE: PROPERTY ADDR: 00000 WOLCOTT OWNER NAME: CHAPMAN GEORGE WALTON & JOAN E OWNER ADDR: 00404 BRUNN SCHOOL	RD SANTA FE NM	87505
101706320419030605	LEGAL: LOT 4 PL AT OF JOURNAL CENTER PHASE 2 UNIT1 LAND USE: PROPERTY ADDR: 00000 HANCOCK OWNER NAME: WALTON CHAPMAN BUILDERS OWNER ADDR: 00404 BRUNN SCHOOL	RD SANTA FE NM	87505

RECORDS WITH BELLS



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: May 12, 2004

TO CONTACT NAME: Mark Bacsek
COMPANY/AGENCY: Dolman Green Architects
ADDRESS/ZIP: 10305 Dolman Pl. NW 87114
PHONE/FAX #: 792-8160 / 792-8160

Thank you for your inquiry of 5-12-04 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot 11a Journal Center 2 located on 7430 Washington St. NE. zone map page(s) D-17

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Alameda North Valley

Neighborhood Association

Contacts: Steve Wentworth
8919 Boe Ln. NE / 87113-2328
897-3052 (w) 897-0333 (w)

Leroy Gurule
713 Alameda Blvd NW
Alameda 18714 890-1845 (w)

Neighborhood Association

Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO X

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina S. Carrera
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.



NOTICE TO NEIGHBORHOOD ASSOCIATION

Attention: Alameda North Valley Neighborhood Association
Contact Persons:

Steve Wentworth
8919 Boe Ln. NE .
Albuquerque, New Mexico 87113-2328
897-3052(h), 897-0333(w)

Leroy Gurule
713 Alameda Blvd., N.W.
Alameda, New Mexico 87114
890-1845(w)

Lot 11a @ 7430 Washington St. NE
Albuquerque, New Mexico 87109
Legal Description: Lot 11a, Journal Center 2
Location: Located on the north side of Wolcott Ave.
at Washington St.

ACTION REQUESTED OF THE Design Review Board:
Approval of Site Development Plan for building permit.

Building occupancy to be offices or other IP zone uses.

DRB Public Hearing Date: June 9, 2004

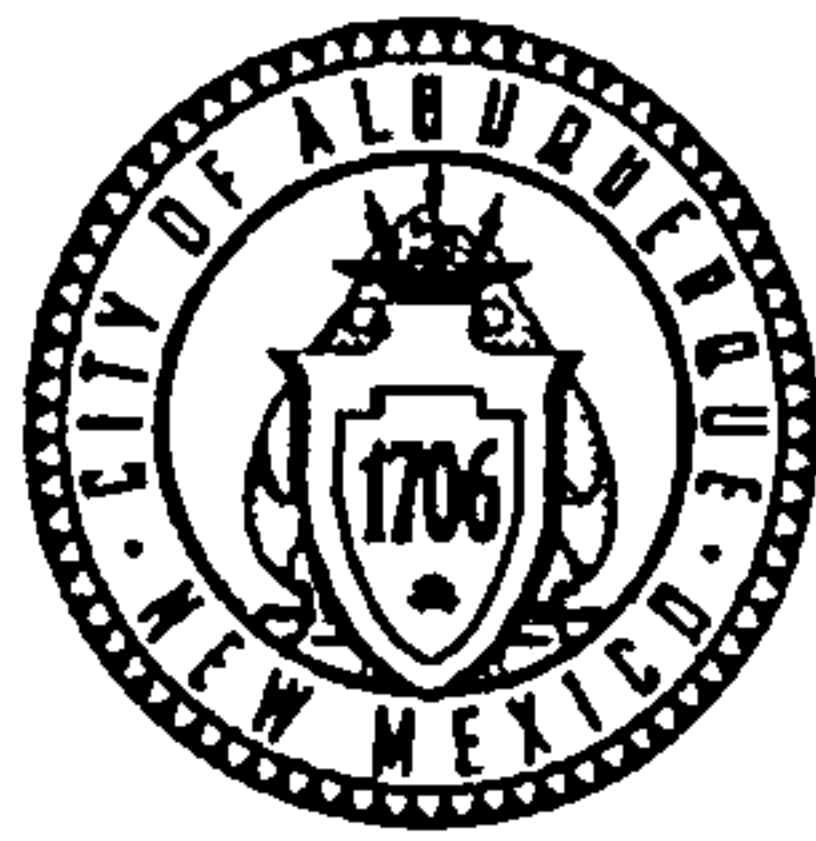
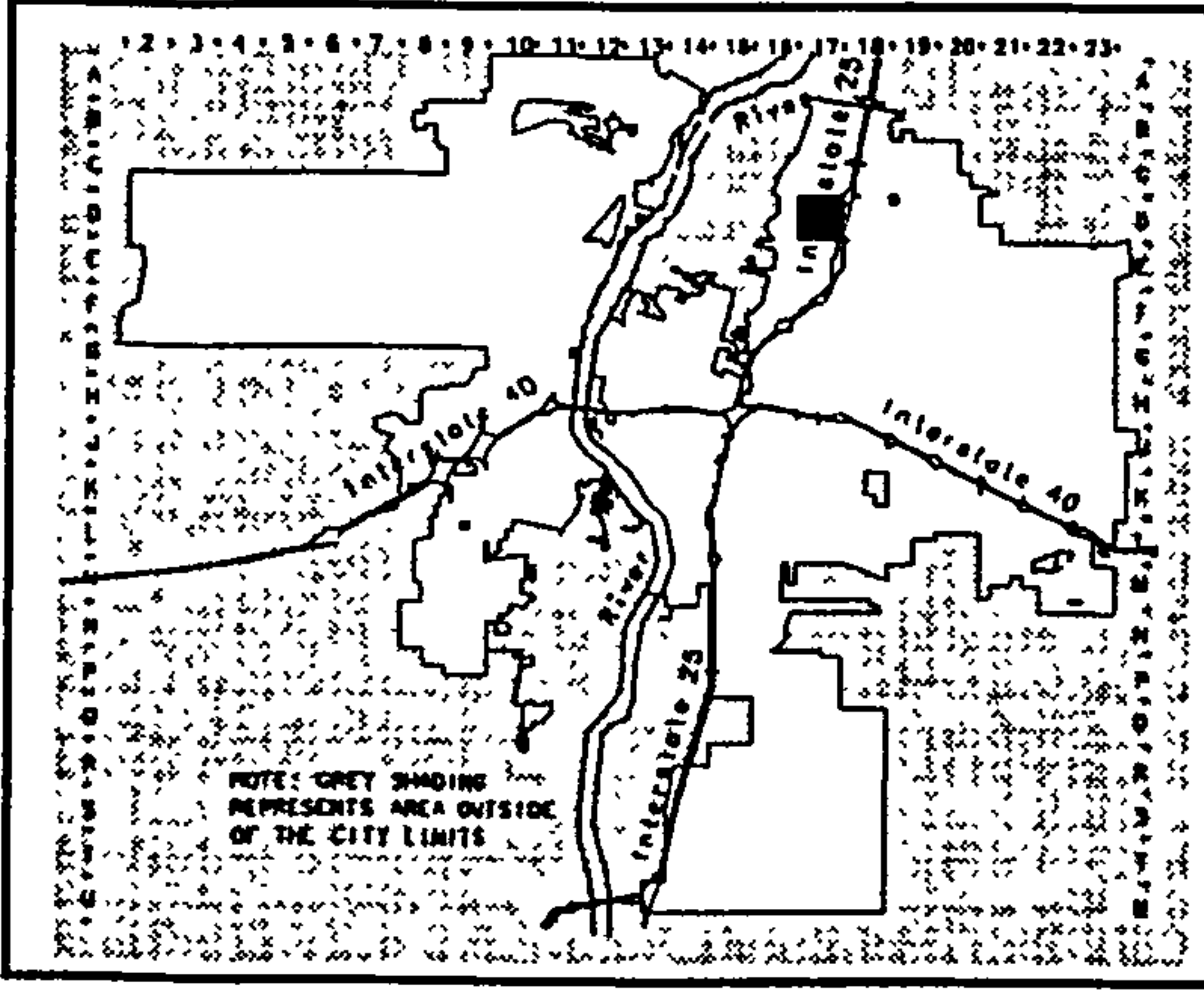
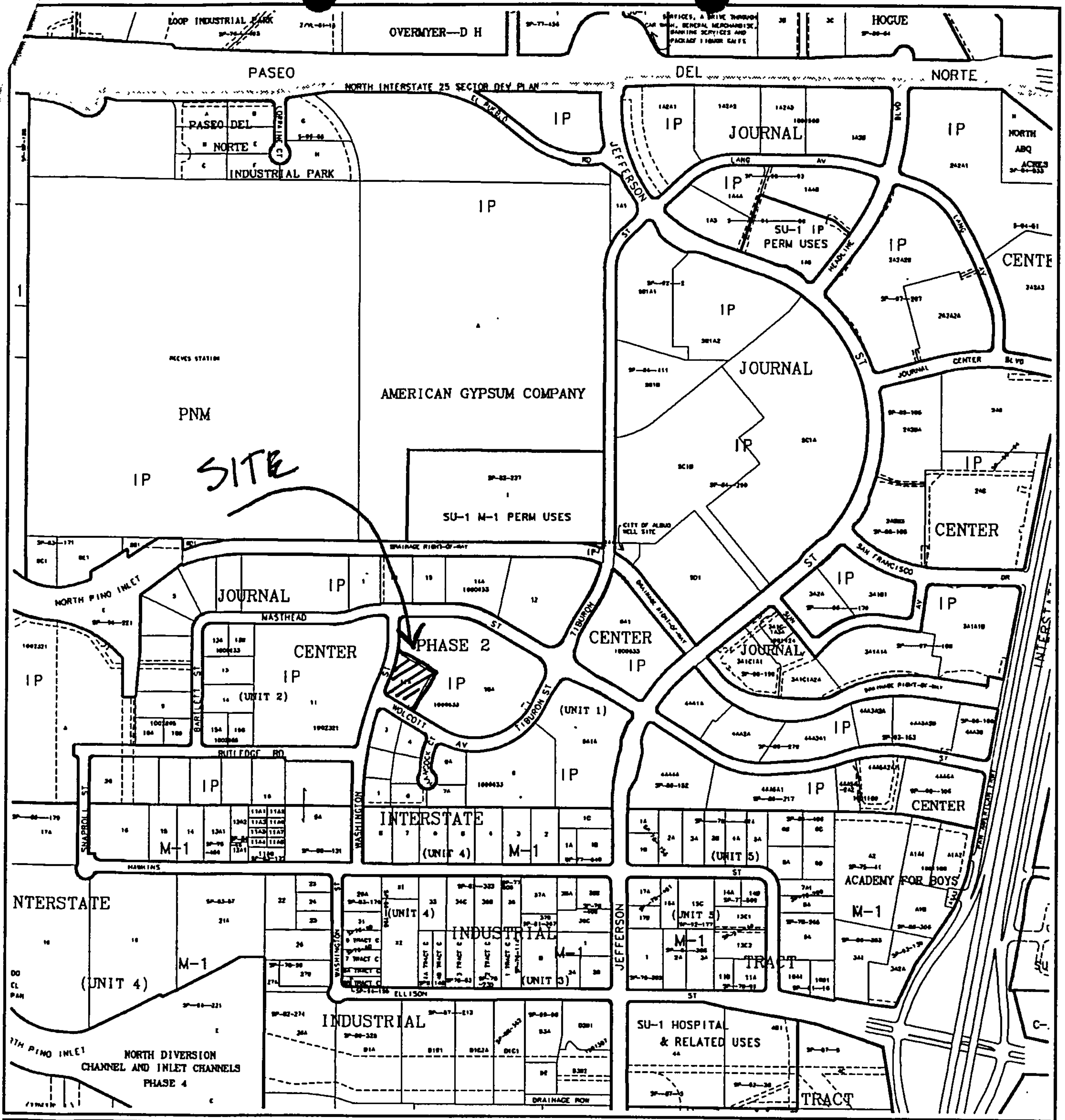
Agent for the owner:

Dorman/Breen Architects

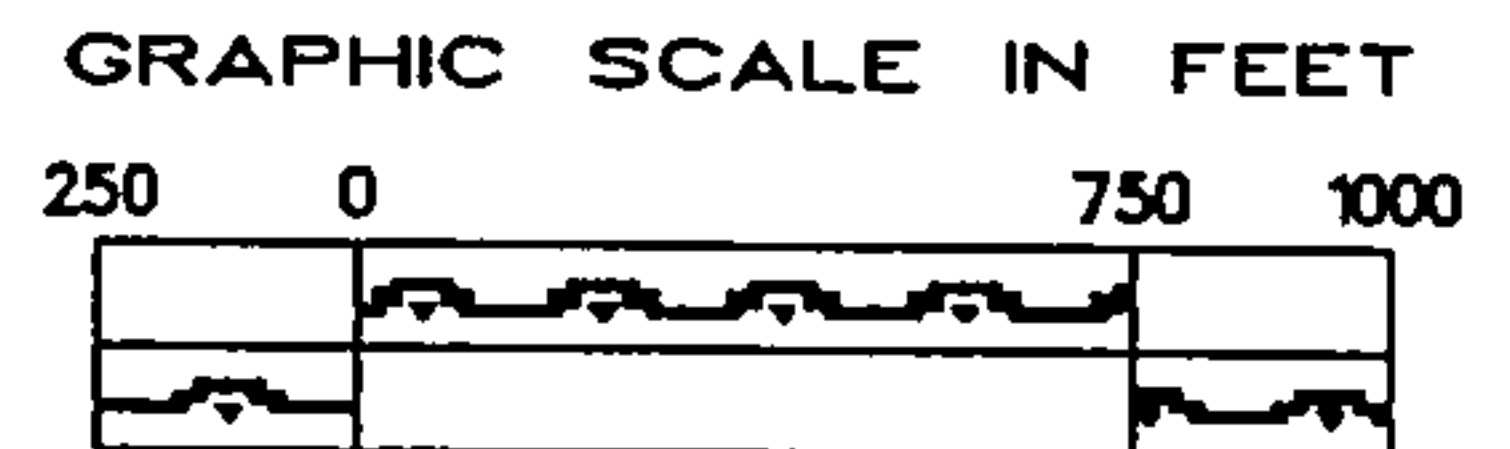
Contact person: Mark Baczek, AIA @ 792-8160 voice & fax

Attachments:

- [1.] 11 x 17 copy Site Development Plan
- [2.] 11 x 17 copy of the Building Elevations



Albuquerque Geographic Information Systems
PLANNING DEPARTMENT
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Zone Atlas Page

D-17-Z

Map Amended through May 04, 2004



DORMAN and BREEN
ARCHITECTS

REQUEST FOR D.R.B. APPROVAL:
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Regarding:

Lot 11A @ 7430 Washington St. NE

Albuquerque, New Mexico 87109

Legal Description: Lot 11a, Journal Center 2

Location: Located on the north side of Wolcott Ave.
at Washington St.

ACTION REQUESTED OF THE Design Review Board:

Approval of Site Development Plan for building permit.

DRB Public Hearing Date: June 9, 2004

Agent for the owner:

Dorman/Breen Architects

Contact person: Mark Baczek, AIA @ 792-8160 voice & fax



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1003445

04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub
Right-of-Way
04DRB-00752 Major-Vacation of Public
Easements
04DRB-00753 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE L.P.c/o R.J. SCHAEFER REALTY & INVESTMENTS, request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B, C & D, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12)

Project # 1003447

04DRB-00756 Major-SiteDev Plan
BldPermit

DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 02DRB-00076, 03DRB-00999] (D-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 24, 2004.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 9, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001862

04DRB-00757 Major-Two Year SIA

LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-6, **OAKLAND COURT SUBDIVISION**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20)

Project # 1001916

04DRB-00743 Major-Two Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO request(s) the above action(s) for **PINON POINTE SUBDIVISION @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9)

Project # 1002632

04DRB-00760 Major-Bulk Land Variance
04DRB-00761 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES INC. (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area for R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). (B-10/B-11)

Project # 1002718

04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B and 334B1, M.R.G.C.D. MAP 35, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between the RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). (H-12)

SEE PAGE 2 . . .

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

___ ...for Subdivision Purposes

...for Building Permit

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC)

Supplemental form **Z**

ZONING & PLANNING

___ Annexation

___ County Submittal

___ EPC Submittal

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of...

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: The Chapman Companies, Inc. PHONE: 983-8100

ADDRESS: 404 Bruhn School Rd, Bldg A FAX: 983-9660

CITY: Santa Fe, N.M. STATE ZIP 87505 E-MAIL: www.chapmanhomes.com

Proprietary interest in site: owner List all owners:

AGENT (if any): Dorman & Green Architects PHONE: 797-8160

ADDRESS: 10305 Timan Pl. NW FAX: 797-8160

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: mbaciek@aol.com

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit
(OFFICE BLDG)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot 11a Block: Unit: 1

Subdiv. / Addn. Journal Center 2, unit 1

Current Zoning: IP Proposed zoning:

Zone Atlas page(s): D. 17. Z No. of existing lots: 1 No. of proposed lots: same

Total area of site (acres): 1 AC Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 10170630120430502 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: On Washington St NE Wolcott Ave NE

Between: and MASTHEAD ST. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1000633; 10504-03DRB; 02400-00076; 00999-03DRB

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/14/04

SIGNATURE Mark Baciek DATE 5/14/04

(Print) Mark Baciek ___ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00756</u>	<u>SPBP</u>	<u>P(2)</u>	<u>\$ 385⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	___	___	___	\$
<input checked="" type="checkbox"/> All case #s are assigned	___	___	___	<u>ADV. & NOT. FEE \$ 75⁰⁰</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	___	___	___	<u>CONFL. MGMT FEE \$ 20</u>
<input checked="" type="checkbox"/> Case history #s are listed	___	___	___	\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	___	___	___	\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus	___	___	___	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	___	___	___	<u>\$ 480⁰⁰</u>
Hearing date <u>JUNE 09, 04</u>		Project # <u>1003447</u>		
Planner signature / date <u>B. Labert 5/14/04</u>				

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
 - Solid Waste Management Department signature on Site Plan *ON MYLAR*
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan *MS*
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule) *385.00*
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

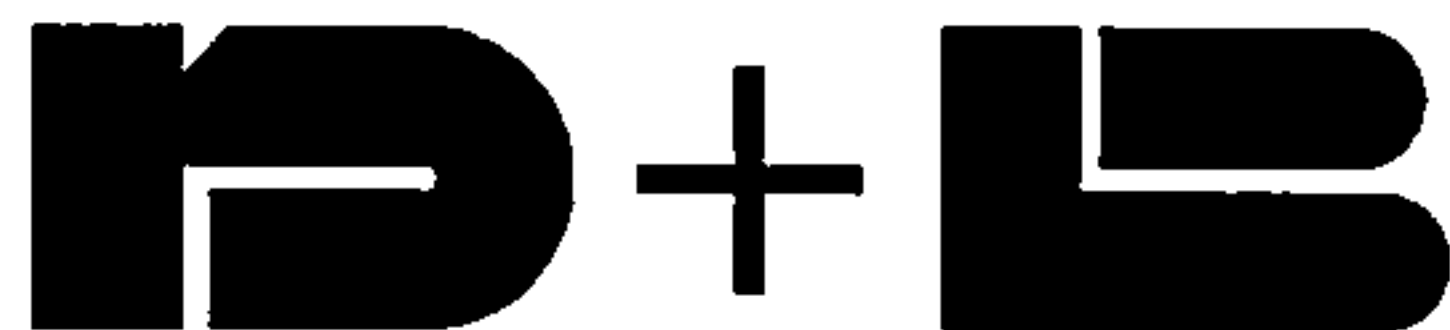
Mark Buczek 5-14-04
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised May 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 04DRB - _____ - 00756
 _____ - _____ - _____
 _____ - _____ - _____

[Signature] 5/14/04
 Planner signature / date
Project # 1003447



DORMAN and BREEN
ARCHITECTS

REQUEST FOR D.R.B. APPROVAL:
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Regarding:

Lot 11A @ 7430 Washington St. NE

Albuquerque, New Mexico 87109

Legal Description: Lot 11a, Journal Center 2

Location: Located on the north side of Wolcott Ave.
at Washington St.

ACTION REQUESTED OF THE Design Review Board:

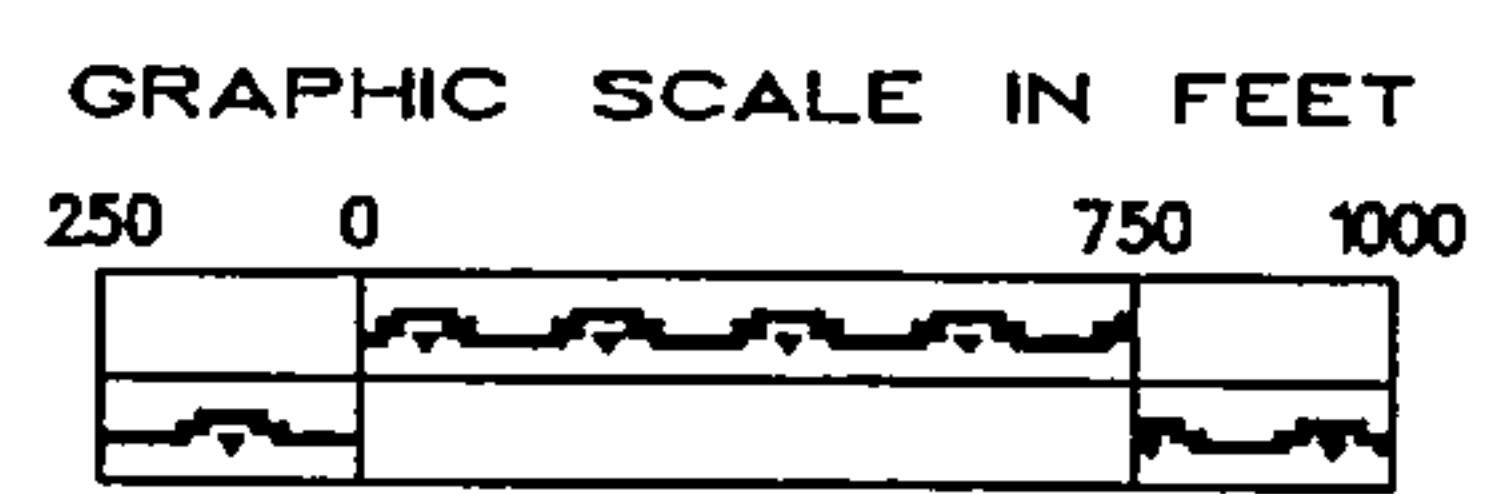
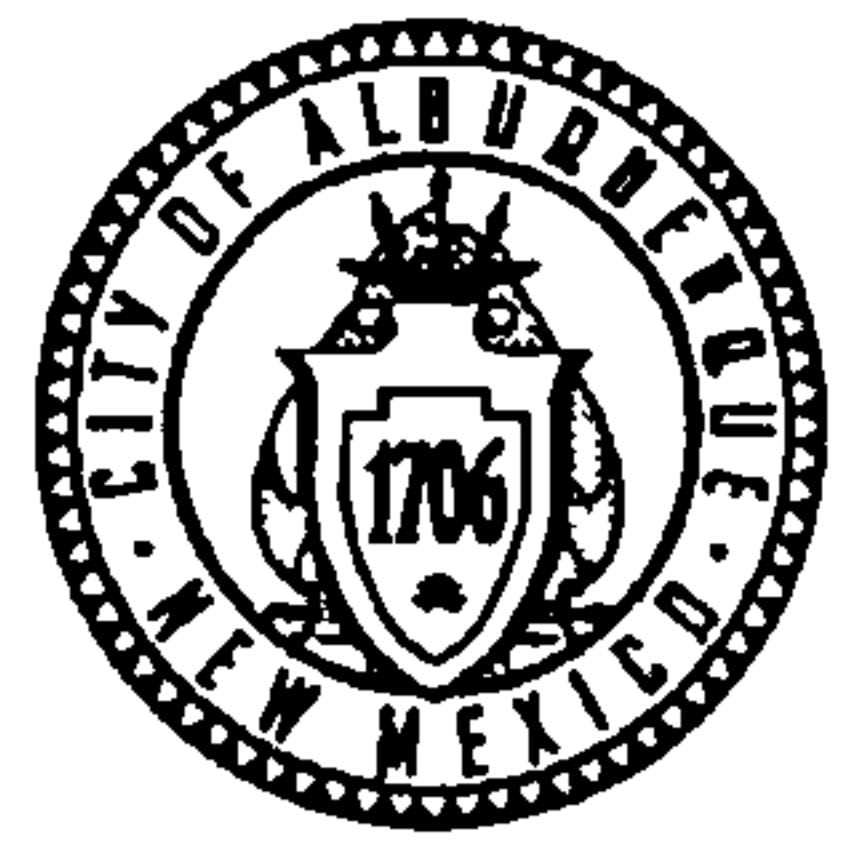
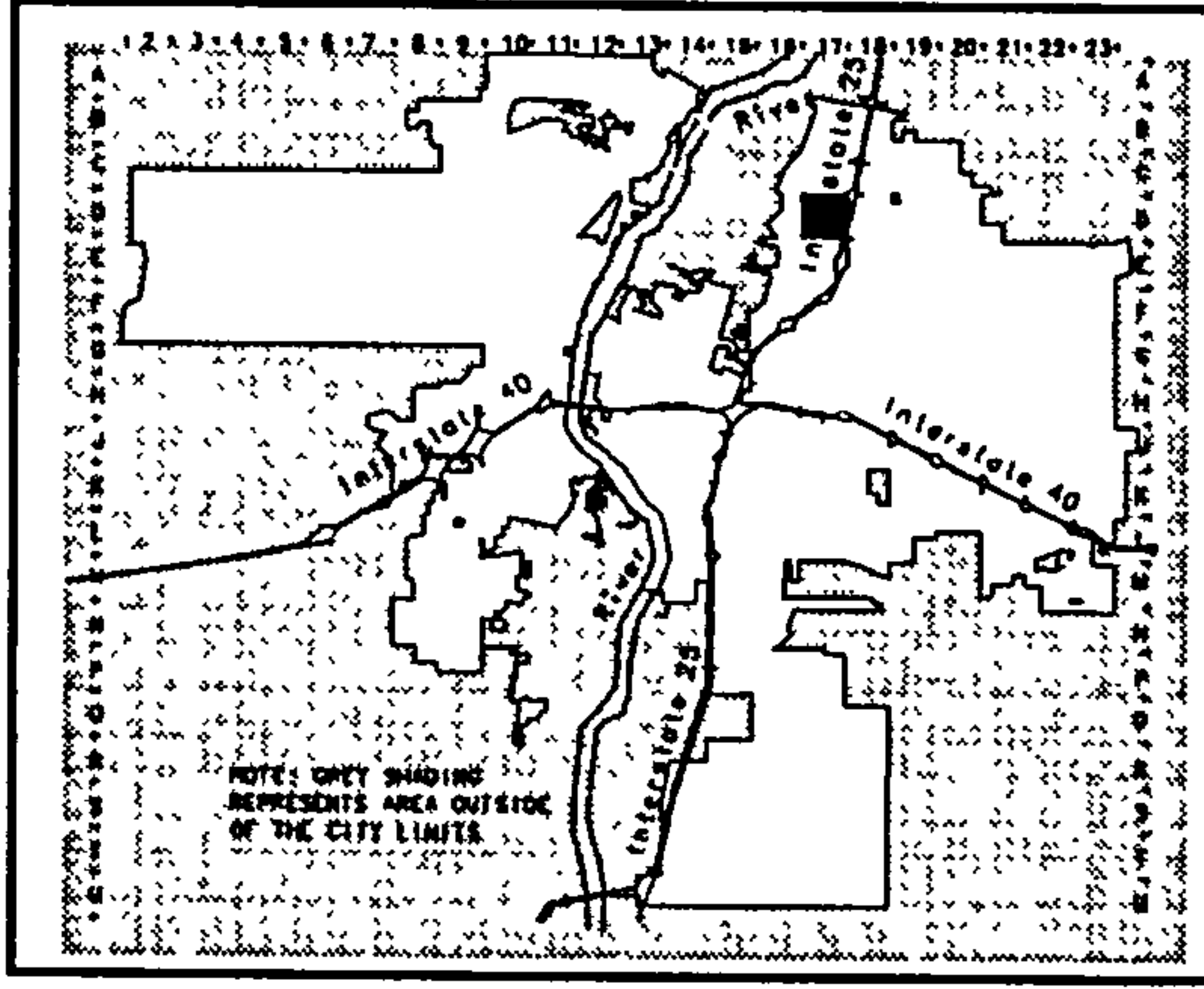
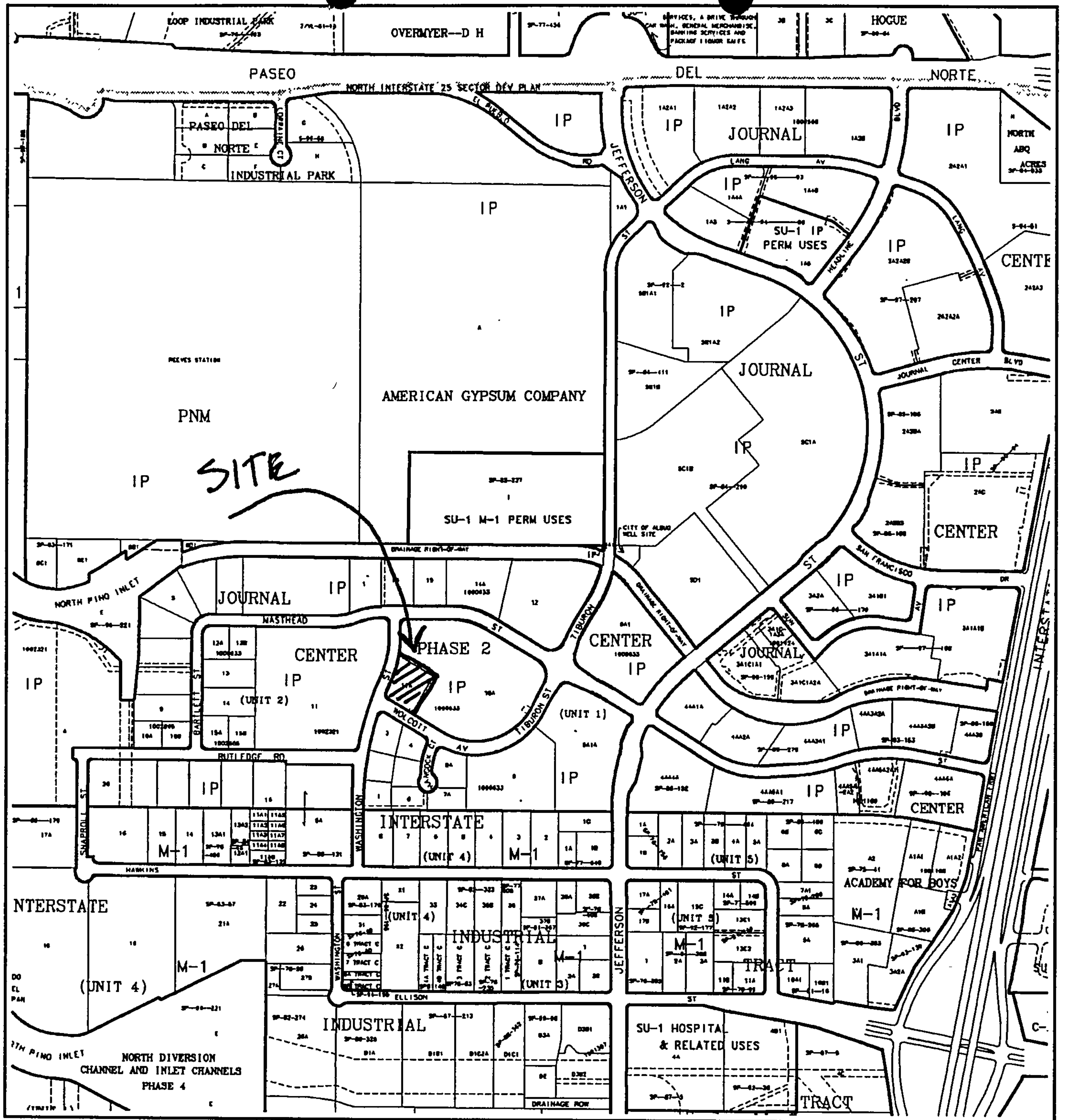
Approval of Site Development Plan for building permit.

DRB Public Hearing Date: June 9, 2004

Agent for the owner:

Dorman/Breen Architects

Contact person: Mark Baczek, AIA @ 792-8160 voice & fax



Abuquerque **G**eographic **I**nformation **S**ystems
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page

D-17-Z

Map Amended through May 04, 2004



To: The City of Albuquerque DRB

Assignment of Dorman Breen Architects as Owner's Agent

Project Architect:
Mark Baczek
Ofc & Fax: 792-8160

Property:
7430 Washington St. NE
Albuquerque, New Mexico, 87109
Legal Description: Lot 11a, Journal Center 2
Location: Located on the north side of Wolcott Ave.
at Washington St.

Current Property Owner:
The Chapman Companies, Inc.
401 Brunn School Rd. Bldg A
Santa Fe, NM 87505

I hereby designate Dorman Breen Architects as Owner's Agent for purposes relating to the acquisition of a Site Development Plan for Building Permit Approval.

Owner: [Signature] President Date: 5/12/04

The Chapman Companies, Inc.



May 10, 2004

VIA FACSIMILE 792-8160 AND REGULAR MAIL

Mark Baczek
Dorman and Breen Architects
10305 Timan Place, NW
Albuquerque, NM 87114

Re: Lot 11A Unit 1 Journal Center 2 (Rose Little Office) Design Review Approval by Journal Center 2 Architectural Review Committee

Dear Mr. Baczek:

We reviewed your submittal for the for the above referenced project today and approve plans, colors, materials and specifications, with the following conditions:

1. Landscape Plan corrections:
 - Gravel cover must match existing.
 - At the time irrigation is connected to Journal Center 2 common area irrigation system you must contact the developer, Tiburon Investment LLC.

This approval constitutes approval of the above referenced plans, colors, materials and specifications for reliance by the City of Albuquerque Development Review Board.

The Journal Center Architectural Review Committee must also approve the plans. By copy of this letter we are transmitting the plans, colors/material board and specifications to the Journal Center Architectural Review Committee for their review. We will advise you of their action as soon as they review the plans.

If you have any question please contact us.

Thank you for the submittal.

Very truly yours,

Douglas H. Collister
Administrative Manager

Copy Journal Center 2 Architectural Review Committee

TIBURON INVESTMENT, LLC

13000 ACADEMY ROAD NE ALBUQUERQUE, NEW MEXICO 87111 505-823-9360



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: May 12, 2004

TO CONTACT NAME: Mark Bacyle
COMPANY/AGENCY: Duman Breen Architects
ADDRESS/ZIP: 10305 Duman Pl. NW 87114
PHONE/FAX #: 792-8160 / 792-8160

Thank you for your inquiry of 5-12-04 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot 11a Journal Center 2 located on 7430 Washington St. NE zone map page(s) D-17

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Alameda North Valley Neighborhood Association
Contacts: Steve Wentworth
8919 Boe Ln. NE / 87113-2328
897-3052 (w) 897-0333 (w)
Leroy Gurule
713 Alameda Blvd NW
Alameda / 87114 890-1845 (w)

Neighborhood Association
Contacts

See reverse side for additional Neighborhood Association Information: YES { } NO [X]

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina S. Carrera
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.



NOTICE TO NEIGHBORHOOD ASSOCIATION

Attention: Alameda North Valley Neighborhood Association
Contact Persons:

Steve Wentworth
8919 Boe Ln. NE .
Albuquerque, New Mexico 87113-2328
897-3052(h), 897-0333(w)

Leroy Gurule
713 Alameda Blvd., N.W.
Alameda, New Mexico 87114
890-1845(w)

Lot 11a @ 7430 Washington St. NE
Albuquerque, New Mexico 87109
Legal Description: Lot 11a, Journal Center 2
Location: Located on the north side of Wolcott Ave.
at Washington St.

ACTION REQUESTED OF THE Design Review Board:
Approval of Site Development Plan for building permit.

Building occupancy to be offices or other IP zone uses.

DRB Public Hearing Date: June 9, 2004

Agent for the owner:

Dorman/Breen Architects
Contact person: Mark Baczek, AIA @ 792-8160 voice & fax

Attachments:

- [1.] 11 x 17 copy Site Development Plan
- [2.] 11 x 17 copy of the Building Elevations

7003 1680 0001 2905 8121

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0118 Postmark Here Clerk: KVBOGG 05/14/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

ALBUQUERQUE, NM 87114

Sent To: *Leroy Gurne*
 Street, Apt. No., or PO Box No.: *713 Alameda Blvd NW*
 City, State, ZIP+4: *Alameda NM 87114*

PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0001 2905 8084

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0118 Postmark Here Clerk: KVBOGG 05/14/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

ALBUQUERQUE, NM 87113

Sent To: *Steve Wentworth*
 Street, Apt. No., or PO Box No.: *8919 Bae Hwy*
 City, State, ZIP+4: *Alb NM 87113-2328*

PS Form 3800, June 2002 See Reverse for Instructions

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Mark Bacrek, AIA Date of request: 5/14/04 Zone atlas page(s): D.17.E

CURRENT:
Zoning IP
Parcel Size (acres / sq.ft.) 1 AC

Legal Description -
Lot or Tract # 11a Block # ✓
Subdivision Name Journal Center 2

REQUESTED CITY ACTION(S):

- | | | | | | | |
|------------|-----|-----------------|-----|------------------------|-----------------|-----|
| Annexation | [] | Sector Plan | [] | Site Development Plan: | Building Permit | [] |
| Comp. Plan | [] | Zone Change | [] | a) Subdivision | Access Permit | [] |
| Amendment | [] | Conditional Use | [] | b) Build'g Purposes | Other | [] |
| | | | | c) Amendment | | [] |

PROPOSED DEVELOPMENT:

- No construction / development []
 New Construction []
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - ONE
Building Size - 10,967 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Mark Bacrek Date 5/14/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes: PROPOSED USE IS AN OFFICE BLDG. THRESHOLD IS 51,000 SF.

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony Joyce 5-14-04
TRAFFIC ENGINEER DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

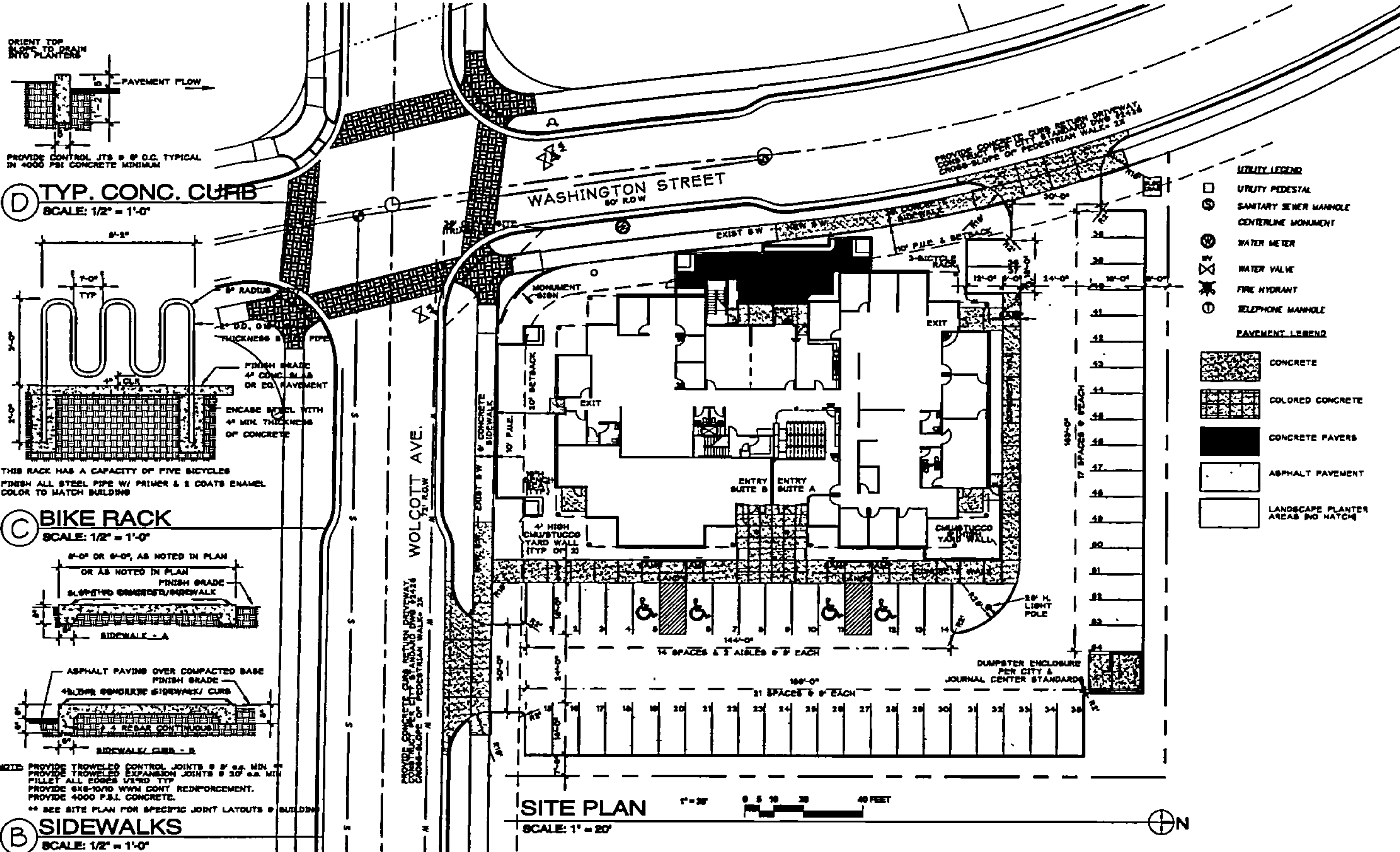
Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___
TRAFFIC ENGINEER _____ DATE _____

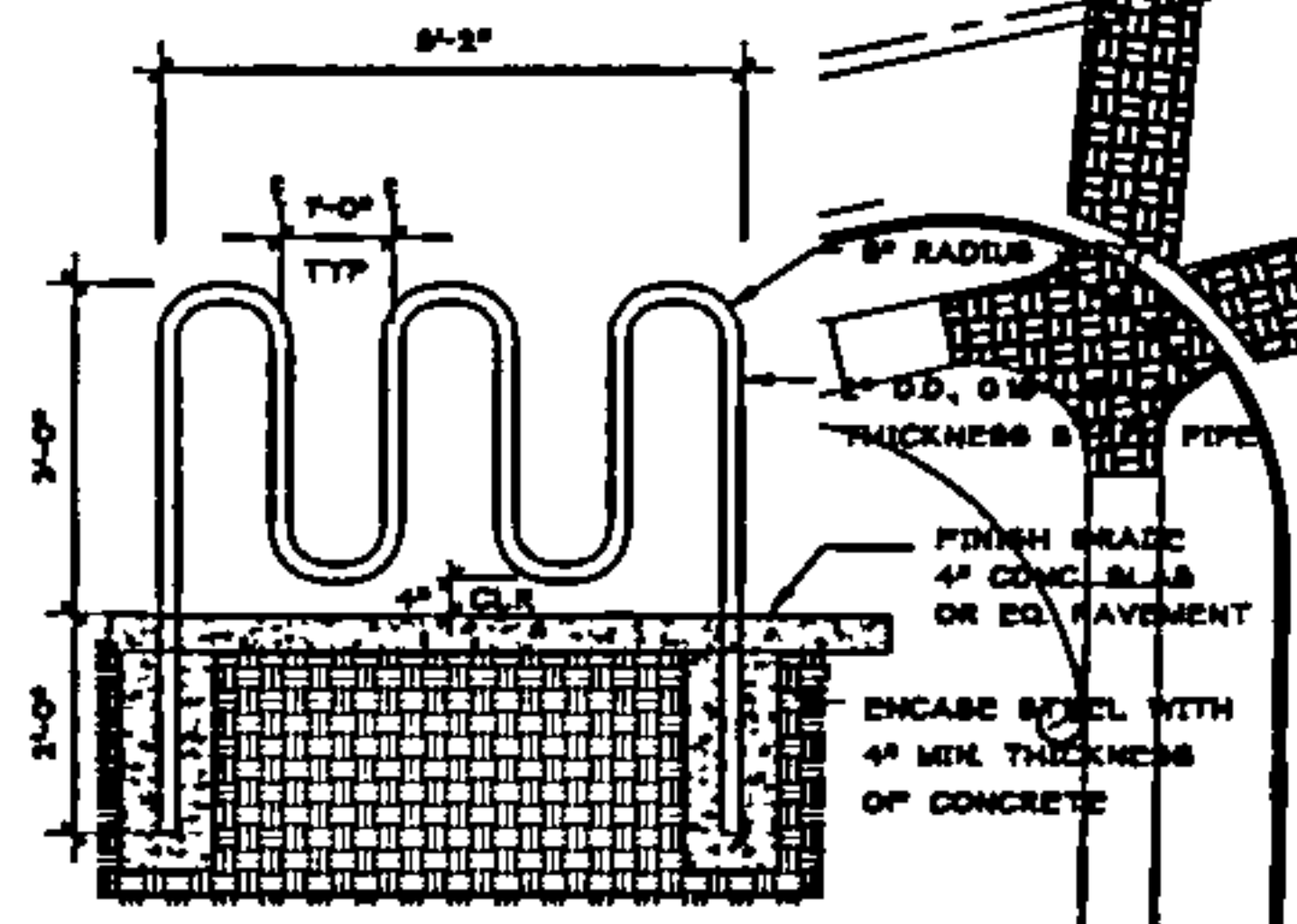
TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

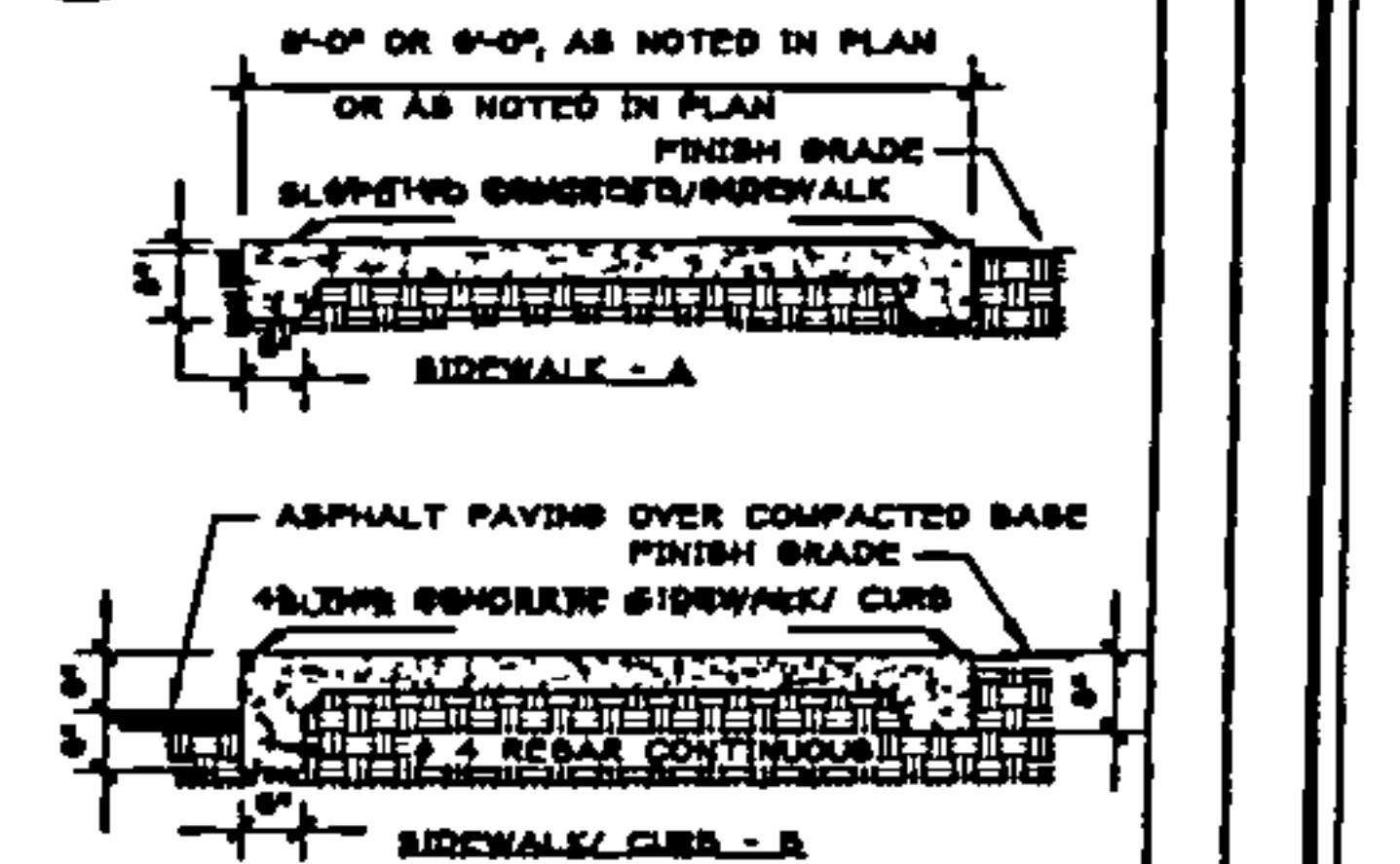
ENVIRONMENTAL HEALTH



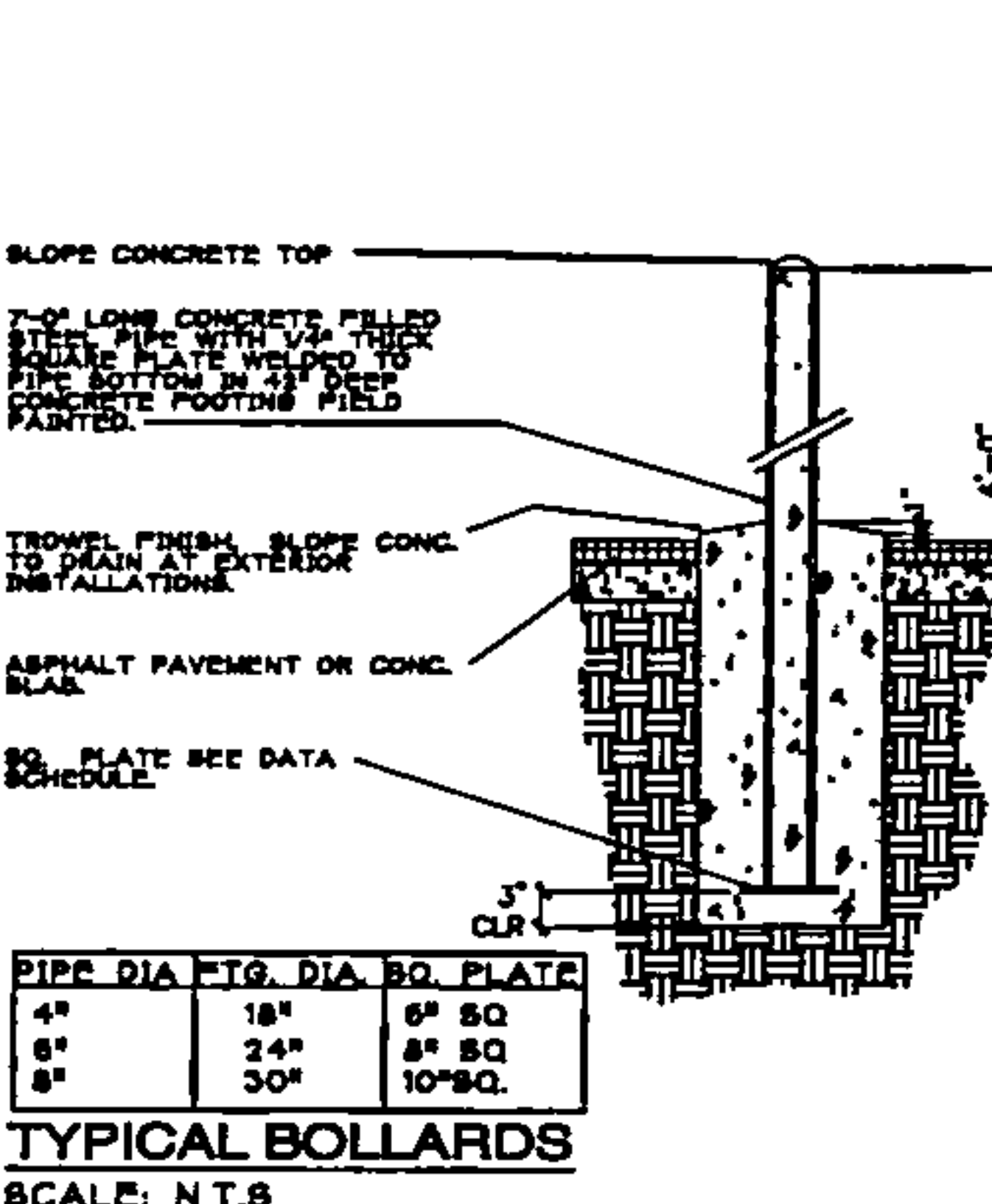
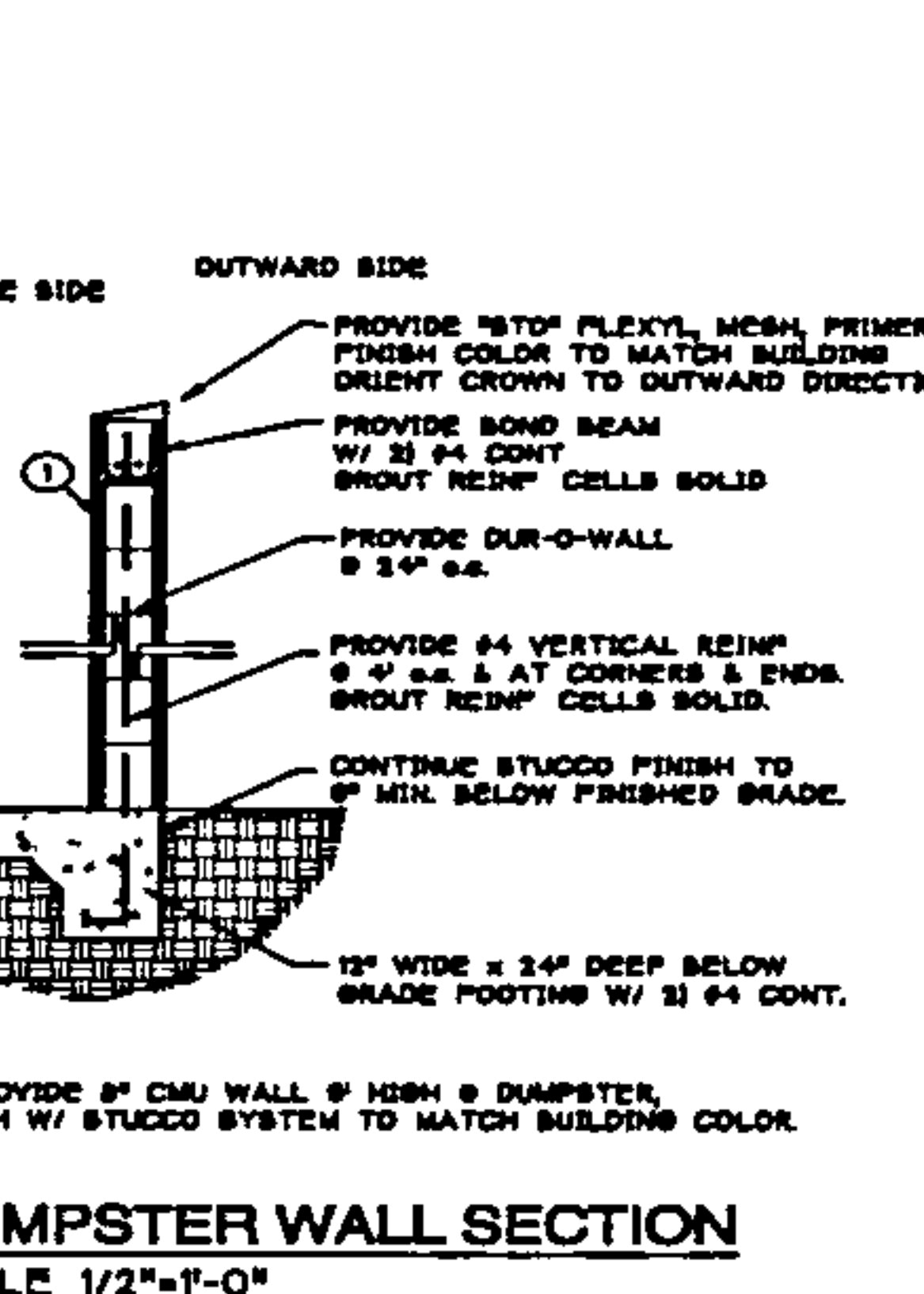
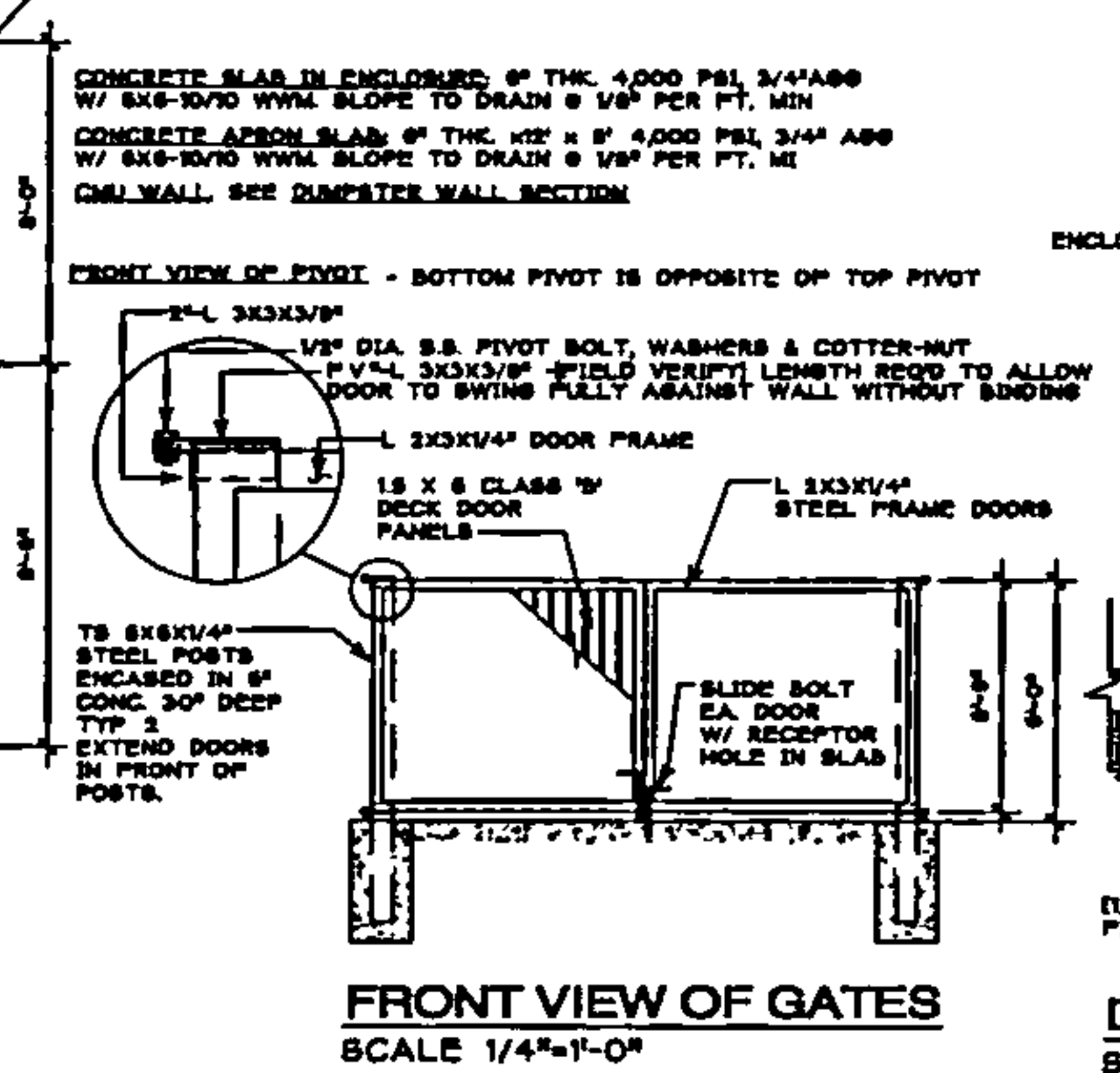
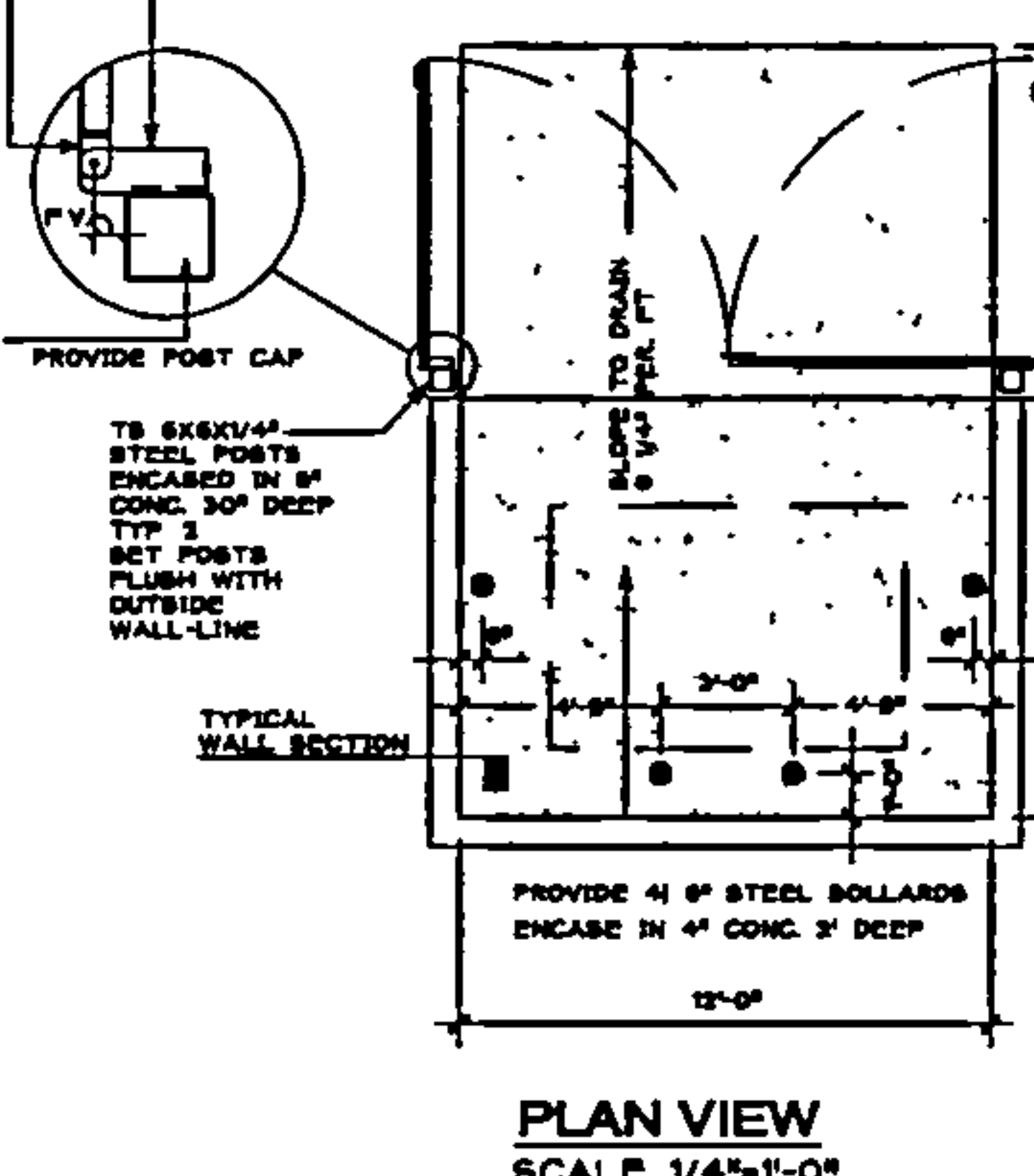
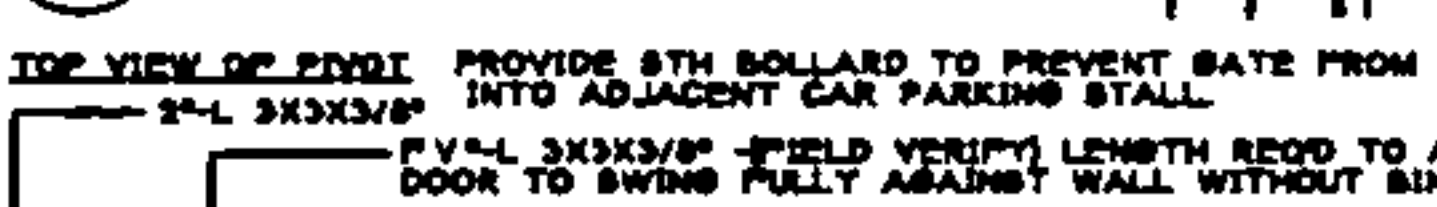
(D) TYP. CONC. CURB
SCALE: 1/2" = 1'-0"



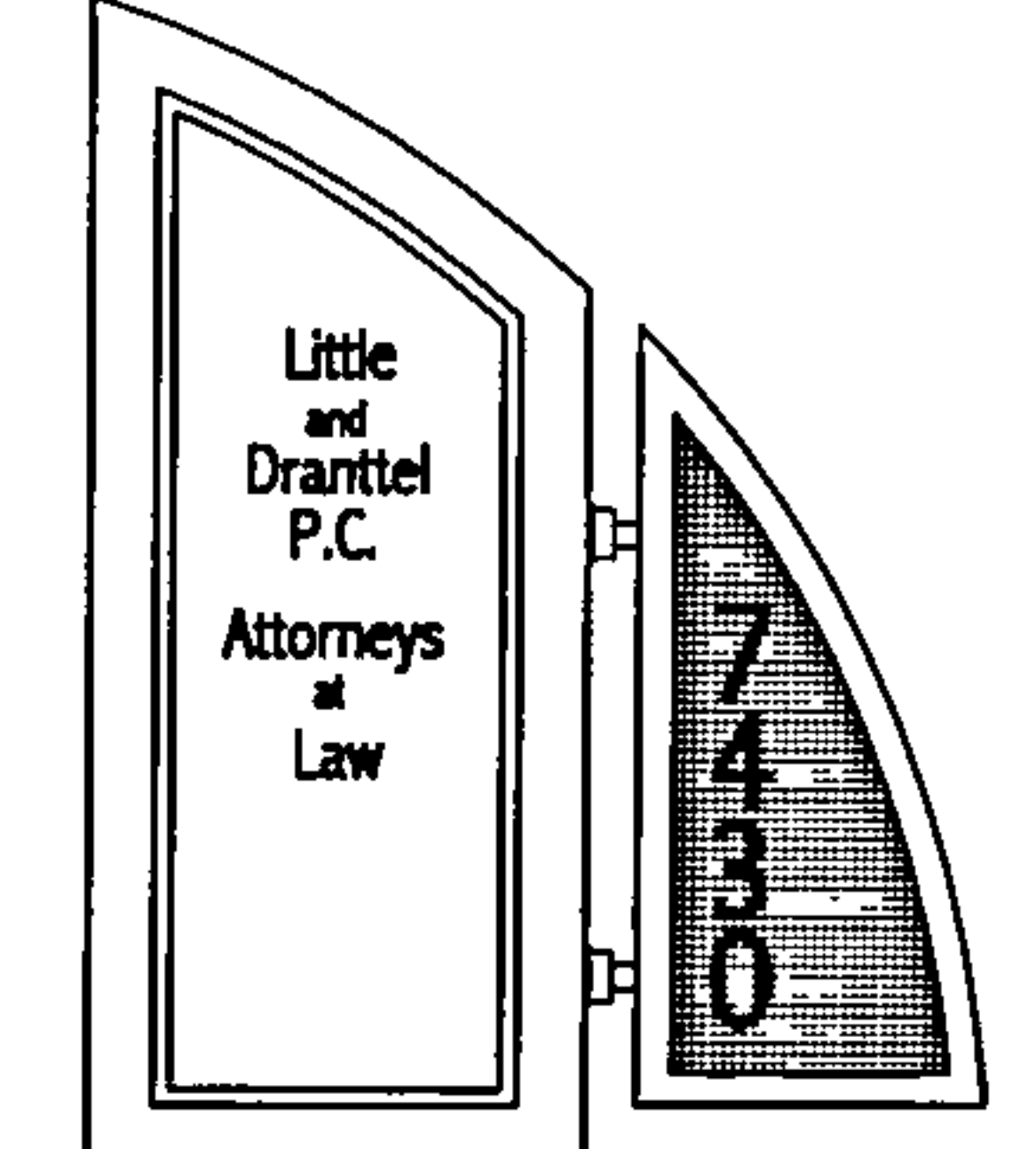
(C) BIKE RACK
SCALE: 1/2" = 1'-0"



(B) SIDEWALKS
SCALE: 1/2" = 1'-0"



(A) TRASH DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



SIGNAGE NOTES

(-) REFERENCE JOURNAL CENTER 2 SIGNAGE STANDARDS & REQUIREMENTS ALL MONUMENT SIGNS SHALL COMPLY WITH THE JC-2 STANDARDS PROVIDE ONE MONUMENT SIGN, LOCATE AS NOTED IN PLAN

PROJECT DATA

LEGAL DESCRIPTION:
LOT 1A, JOURNAL CENTER 2 - UNIT 1 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ZONE ATLAS: D-17-2
ZONE CLASSIFICATION: IP

LAND USE DATA
LOT AREA 10 AC (43,888 SQ. FT.)
BUILDING 1ST FLOOR GROSS AREA 12,811 SQ. FT.
COURTYARD AREAS W/ 6" WALLS - 1,756 SQ. FT.
NET LOT AREA: 28,878 SQ. FT.
LANDSCAPE AREA PROVIDED - 8,006 SQ. FT. - 31% OF N.L.A.

OFFSET/PARKING REQUIREMENTS:
NET LEASABLE AREA - 12,004 SQ. FT.
OFFICE AREA - 10,369 SQ. FT. REQUIRED PARKING STALLS 10,369 SQ. FT. 52 STALLS REQ'D @ 1200 SQ. FT. BASEMENT WAREHOUSE AREA 1,339 SQ. FT. 1 STALL REQ'D @ 12000 SQ. FT.

PARKING STALLS PROVIDED - 54 STALLS, INCLUDES 1 REQ'D VAN ACCESSIBLE STALL & 3 HC STALLS

REQUIRED & PROVIDED BICYCLE PARKING - 3 SPACES

SITE LIGHTING SHALL BE PROVIDED BY BUILDING MOUNTED WALL FIXTURES AND ONE POLE MOUNTED PARKING LOT LIGHT FIXTURE

SIGNAGE SHALL BE PROVIDED BY ONE MONUMENT SIGN AS PER JOURNAL CENTER 2 STANDARDS AND SUITE IDENTIFICATION SIGNAGE ON BUILDING ENTRANCE STOREFRONT GLASS

PROJECT NO.

APPLICATION NO.

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?
YES () NO () IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL:

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE:
UTILITY DEVELOPMENT DIVISION	DATE:
PARKS RECREATION	DATE:
CITY ENGINEER	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:

DORMAN and BREEN
LAURENCE BREEN A.L.A.
RICHARD DORMAN F.A.L.A.
ALBUQUERQUE, NM 800-862-9196

D + B

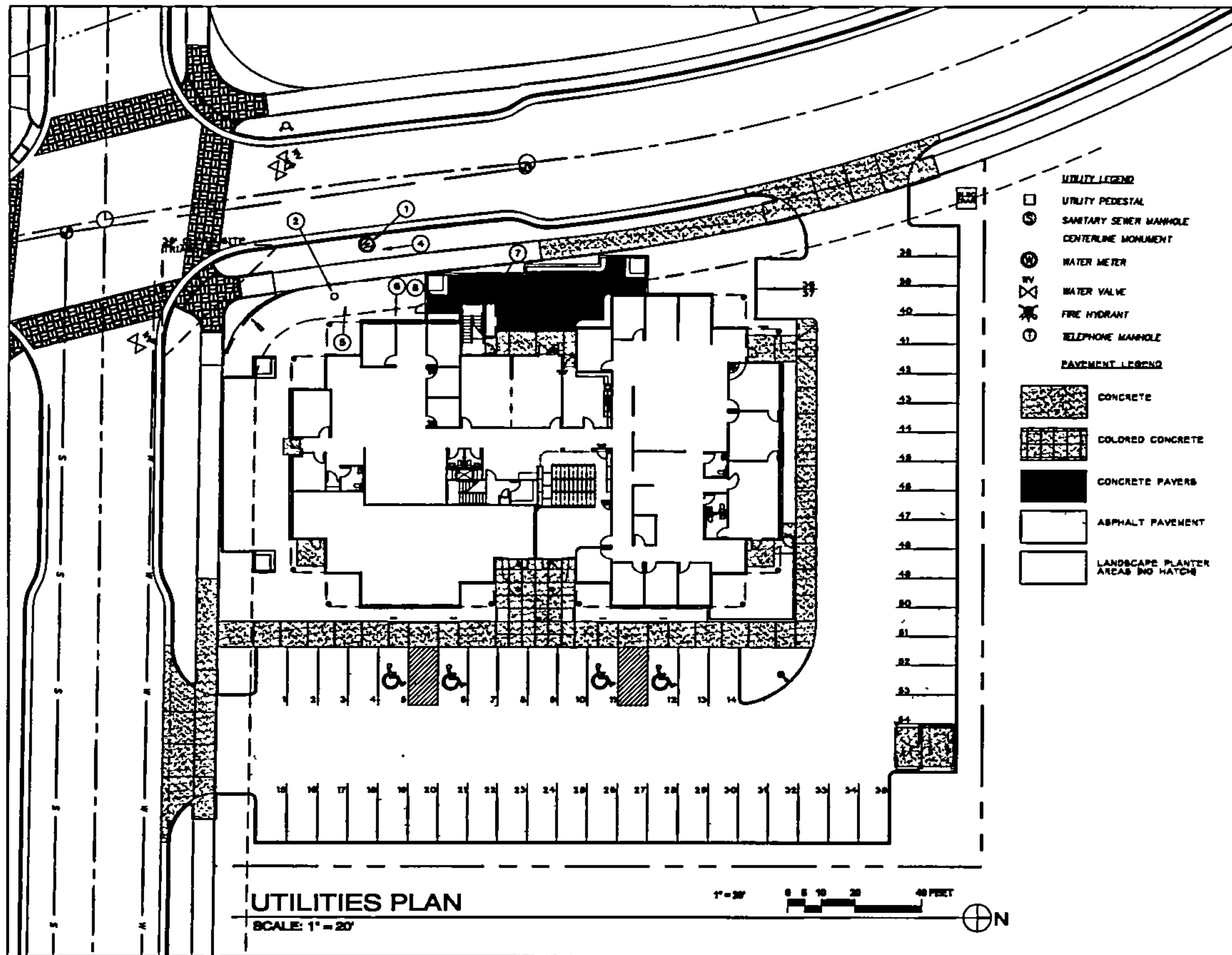
Little & Dranttel Office Building
Journal Center 2, Lot 11a
7430 Washington St. NE
ALBUQUERQUE, NM 87109

STATE OF NEW MEXICO
REGISTERED ARCHITECT
1382

Sheet No. 0348
DATE: 5/12/04

REVISIONS:
A.R.C. PHASE 1 3/28/04
A.R.C. PHASE 2 4/28/04
DRB 8/18/04

C-1.1
2 OF 30



GENERAL NOTES

- (1) CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATIONS OF EXISTING SEWER STUBS TO WHICH NEW WASTE LINES ARE TO BE CONNECTED BEFORE MAKING UP OR CONNECTION OF NEW WASTE SYSTEM
- (2) ALL WATER METERS & WATER SERVICE SYSTEMS SHALL BE INSTALLED AS PER C.O.A. UTILITY DEVELOPMENT STANDARDS & REQUIREMENTS
- (3) ALL SEWER, WATER & GAS PIPING SYSTEMS SHALL BE INSTALLED AS PER '97 MECHANICAL CODE REQUIREMENTS
- (4) P.M.W. SHALL PROVIDE PRIMARY ELECTRIC SERVICE & TRANSFORMER AS WELL AS GAS PIPE TO BUILDING SERVICE METERS

KEYED NOTES

- (1) EXISTING VACANT WATER METER BOX WITH 1-1/2" SERVICE CAPACITY PROVIDE ONE CITY WATER METER
- (2) FIND EXISTING 8" SEWER STUB INSIDE LOT LINE SEE C.O.A. AS-BUILT DATABASE FOR COMPLETE INVERT INFORMATION
- (3) This note left open
- (4) EXTEND 1 1/2" WATER SERVICE MAIN TO RISER & PROVIDE GATE VALVE INSIDE BUILDING SUITE SEE TENANT FLOOR PLANS FOR RISER & GATE VALVE LOCATION
- (5) CONNECT NEW SEWER SYSTEM TO EXISTING 8" STUB
- (6) PROVIDE DOUBLE CLEANOUT AT SEWERLINE EXIT FROM BUILDING, SET AT FINISH GRADE WITH 8" MIN CONCRETE APRON
- (7) GAS METER LOCATION PROVIDE 3 METERS, ONE SYSTEM FOR EACH OF TWO SUITES EXTEND GAS PIPE THROUGH WALL AT METER AND ROUTE WITHIN WALL FRAME OR CLOSET TO ROOFTOP LOCATE DISTRIBUTION PIPE LINES INSIDE OF MECHANICAL SCREEN BOUNDARY GAS PIPE SIZE AS PER MECHANICAL CONTRACTOR
- (8) ELECTRIC & TELEPHONE EXTERIOR EQUIPMENT LOCATION EXTEND ALL DISTRIBUTION CONDUIT BELOW SLAB TO INTERIOR SUITE PANELS

DORMAN and BREEN

LAURENCE BREEN A.L.A.
SANTA FE, NM 805-965-9196

RICHARD DORMAN F.A.I.A.
ALBUQUERQUE, NM 805-251-1111

Little & Dranttel Office Building
Journal Center 2, Lot 11a
7430 Washington St. NE
BUQUERQUE, NM 87109



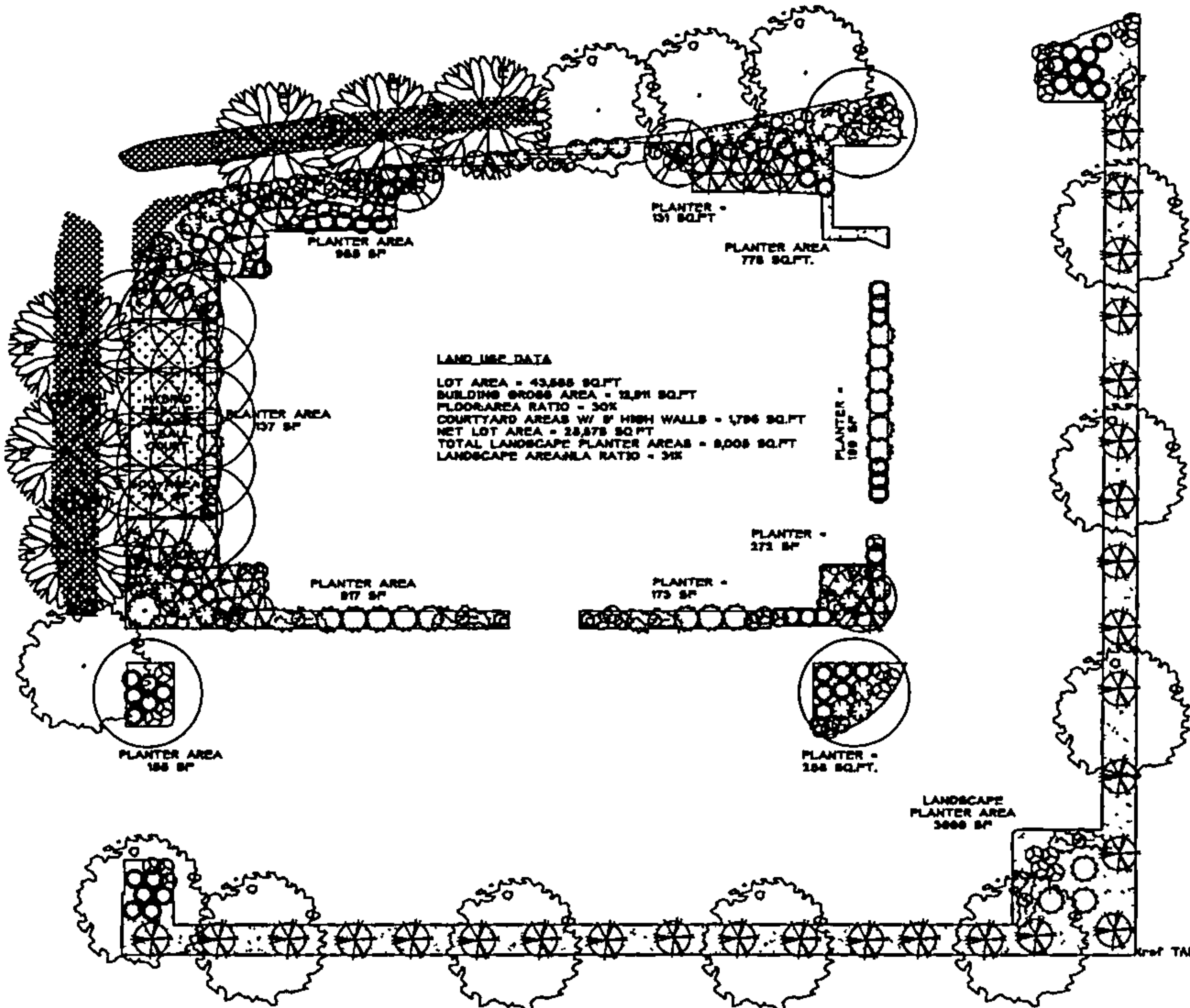
Sheet Title:
UTILITIES PLAN

Job Number:
0348

Date:
5/12/04

Revisions	Date
A.R.C. PHASE 1	3/22/04
A.R.C. PHASE 2	4/28/04
DWB	5/12/04

Scale:
UT-1.1
29 OF 30



PLANT LEGEND

- EXISTING STREET TREE
- BERINDA ASH (H) 12
Fraxinus spp
2" Cal.
- CHINESE PISTACHE 3
Platanus chinensis
15 Gal.
- OKLAHOMA REDBUD (H) 6
Cercia reniformis
2" Cal.
- DWARF MUGO PINE 3
Pinus mugo
5 Gal. 16sf
- SILVERBERRY (M) 40
Elaeagnus argentea
5 Gal. 100sf
- THREE-LEAF SUMAC (L) 22
Rhus trilobata
5 Gal. 36sf
- UPRIGHT ROSEMARY 68
Rosmarinus officinalis
5 Gal. 36sf
- ENGLISH / SPANISH LAVENDER (M) 28
*Lavendula angustifolia/
Lavendula stoechas*
1 Gal. 16sf
- THREADGRASS 23
Stipa tenuifolia
1 Gal. 4sf
- WILDFLOWER 62
1 Gal. 4sf
Including but not limited to:
California Fuchsia
Indian Blanketflower
Purple Coneflower
Torch Lily
Mexican Evening Primrose
Penstemon
Lamb's Ear
- GREY COTONEASTER (M) 30
Cotoneaster buxifolia
5 Gal. 36sf
Symbol indicates 3 plants
- POT WITH ANNUAL COLOR
-POT BY OWNER- 8
- BOULDERS 12
- STEEL EDGE
- SANTA ANNA TAN GRAVEL
WITH FILTER FABRIC
- SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
- FLAGSTONE IN MORTAR
- SOD
- EXISTING LANDSCAPING IN SIDEWALK
PLANTER INSTALLED BY JOURNAL CENTER
WITH ORIGINAL LOT DEVELOPMENT

LANDSCAPE NOTES

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

IRRIGATION NOTES

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

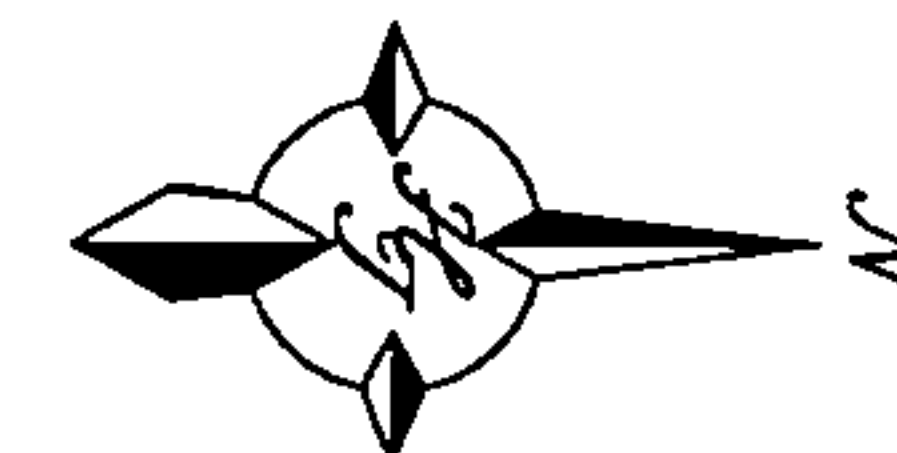
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Irrigation to New Street Trees shall be tied in to existing Irrigation System for Existing Street Trees.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	43179	square feet
TOTAL BUILDINGS AREA	11465	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	31714	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4757	square feet
TOTAL BED PROVIDED	8004	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	6003	square feet
TOTAL GROUND COVER PROVIDED	8004	square feet
TOTAL SOD PROVIDED	782	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	8786	square feet



GRAPHIC SCALE



SCALE: 1"=20'

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-8690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

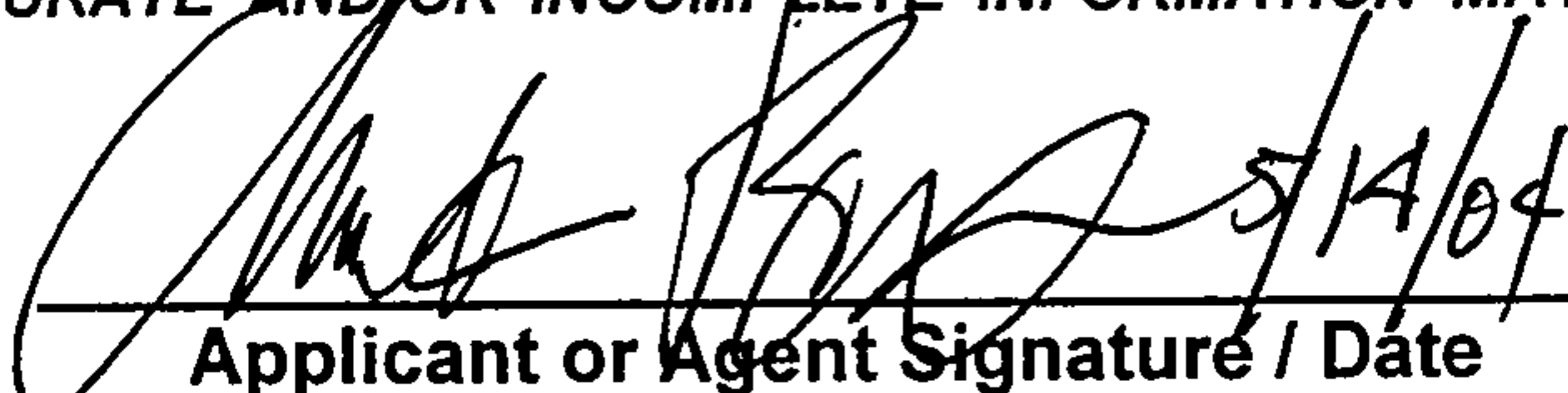
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 5/14/04
Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20' —
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
3. Bar scale
4. North arrow
5. Scaled vicinity map — see GDD PLAN
6. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines (clearly identify)
8. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 53 provided: 54
 - Handicapped spaces required: 4 provided: 4
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3 provided: 3
 - NA 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - NA 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

- 2. Pedestrian trails and linkages
- NA 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- NA A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
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- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
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- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
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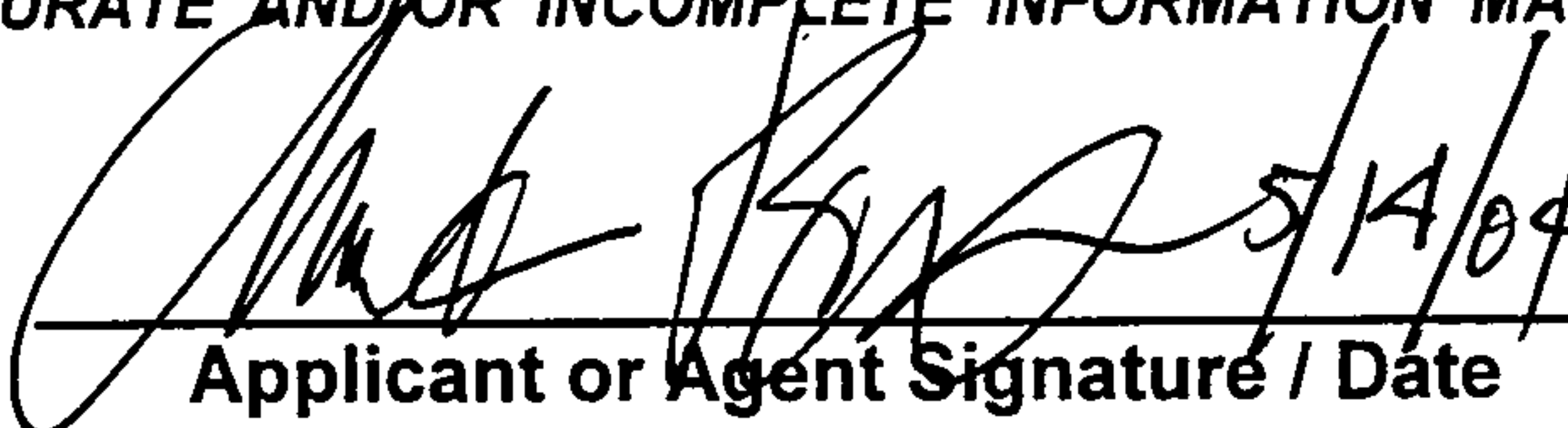
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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

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Revised: 3/1/2004

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**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

DUPLICATE

APPLICANT NAME The Chapman Companies, Inc.
 AGENT Norman Brea Arch.
 ADDRESS 10305 TIMAN PL. NW. ALBU 87114
 PROJECT & APP # 1003447 / 04DRB-00756
 PROJECT NAME Little El Brantel Office Bldg.

05/14/2004 11:25AM LOC: ANN
 X RECEIPT# 00026023 WSH 007 TRANSH 0011
 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$480.00
 J24 Misc \$385.00

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee
 \$ 385⁰⁰ 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75⁰⁰ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 480⁰⁰ TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

05/14/2004 11:25AM LOC: ANN
 X RECEIPT# 00026022 WSH 007 TRANSH 0011
 Account 469099 Fund 0110
 Activity 4916000 TRSLJS
 Trans Amt \$480.00
 J24 Misc \$20.00

DUPLICATE
 City Of Albuquerque
 Treasury Division

DUPLICATE
 City Of Albuquerque
 Treasury Division

05/14/2004 11:25AM LOC: ANN
 X RECEIPT# 00026024 WSH 007 TRANSH 0011
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$480.00
 J24 Misc \$75.00
 VI \$480.00
 CHANCE \$0.00

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

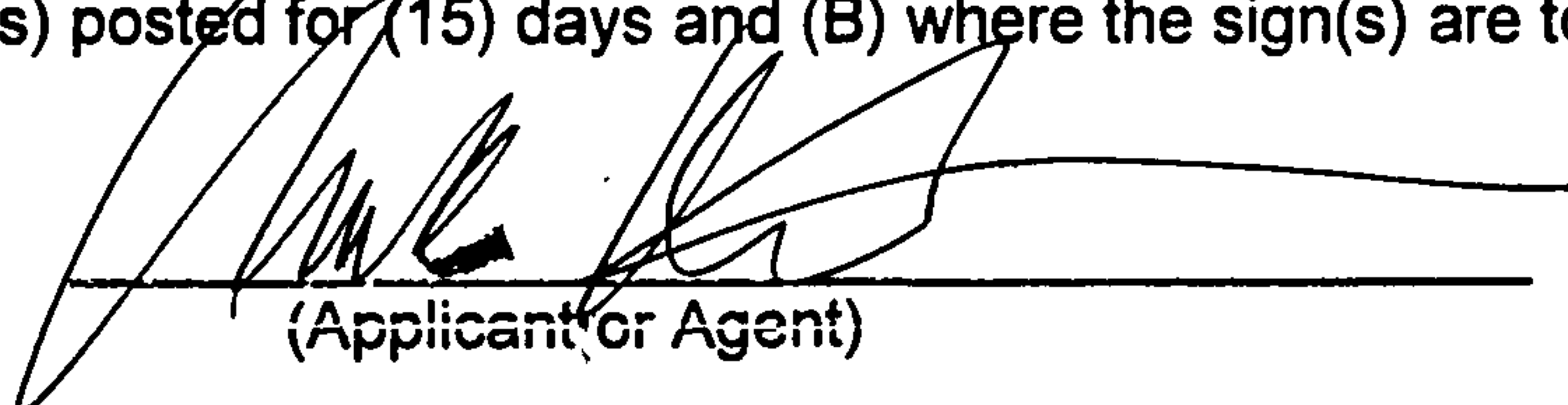
4. TIME

Signs must be posted from MAY 25TH 04 To JUNE 9TH 04


5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for 15 days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

5/14/04
(Date)

I issued 2 sign(s) for this application, 5/14/04, 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003447 / 04DRB-00756

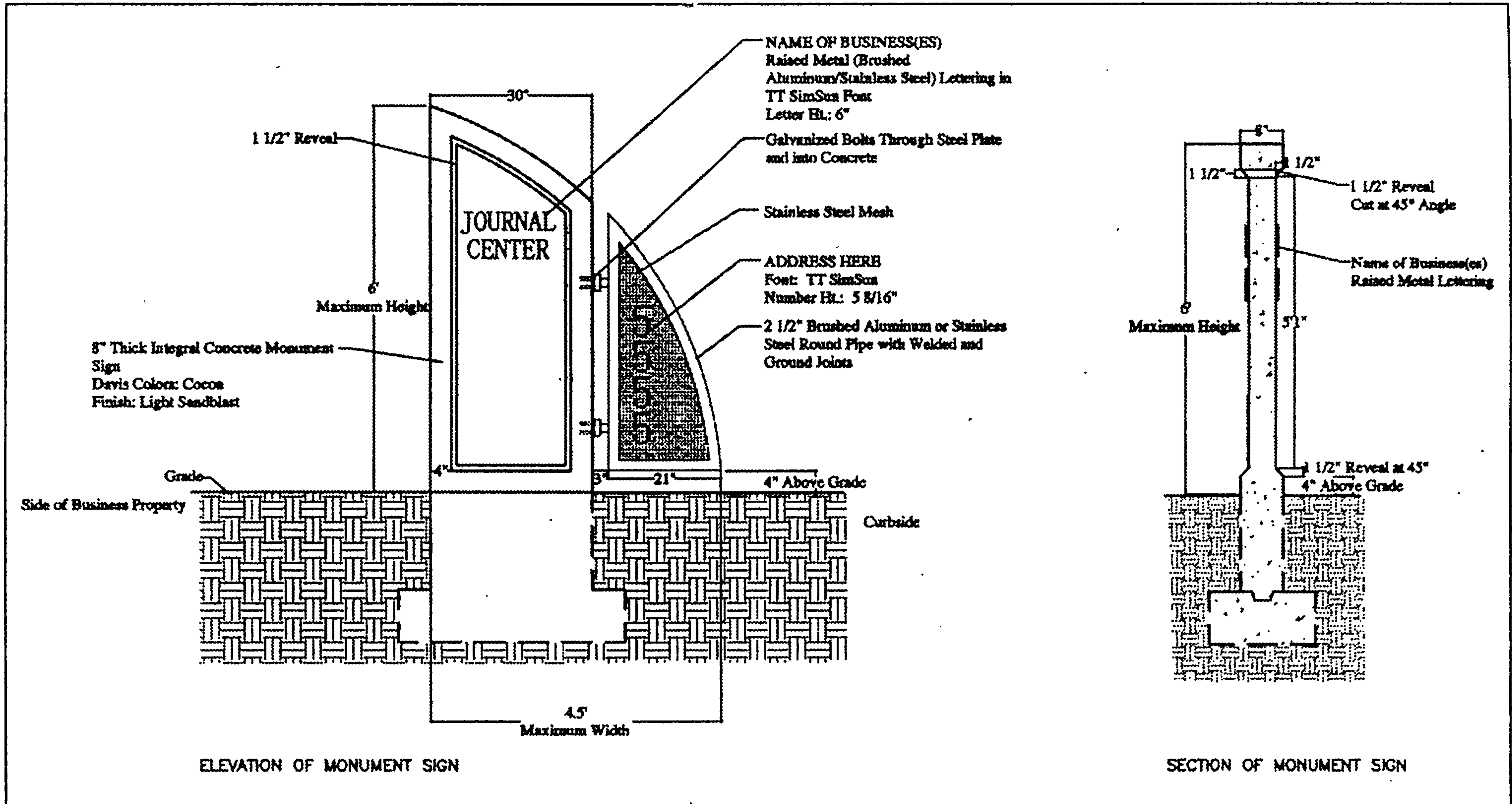
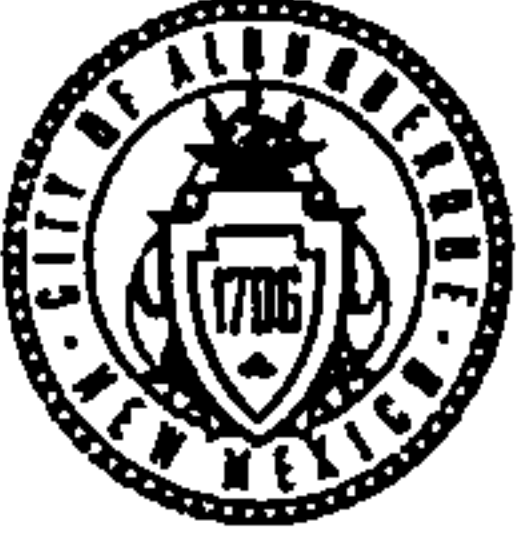


Figure 9. Journal Center 2 Monument Sign



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

6/9

PAGE 2

Project # 1003445
04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub
Right-of-Way
04DRB-00752 Major-Vacation of Public
Easements
04DRB-00753 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE L.P.c/o R.J. SCHAEFER REALTY & INVESTMENTS, request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B, C & D, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12)

Project # 1003447
~~04DRB-00758 Major-SiteDev Plan
BidPermit~~

DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 02DRB-00076, 03DRB-00999] (D-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 24, 2004.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 9, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001862

04DRB-00757 Major-Two Year SIA

LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-6, **OAKLAND COURT SUBDIVISION**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20)

Project # 1001916

04DRB-00743 Major-Two Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO request(s) the above action(s) for **PINON POINTE SUBDIVISION @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9)

Project # 1002632

04DRB-00760 Major-Bulk Land Variance
04DRB-00761 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES INC. (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area for R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). (B-10/B-11)

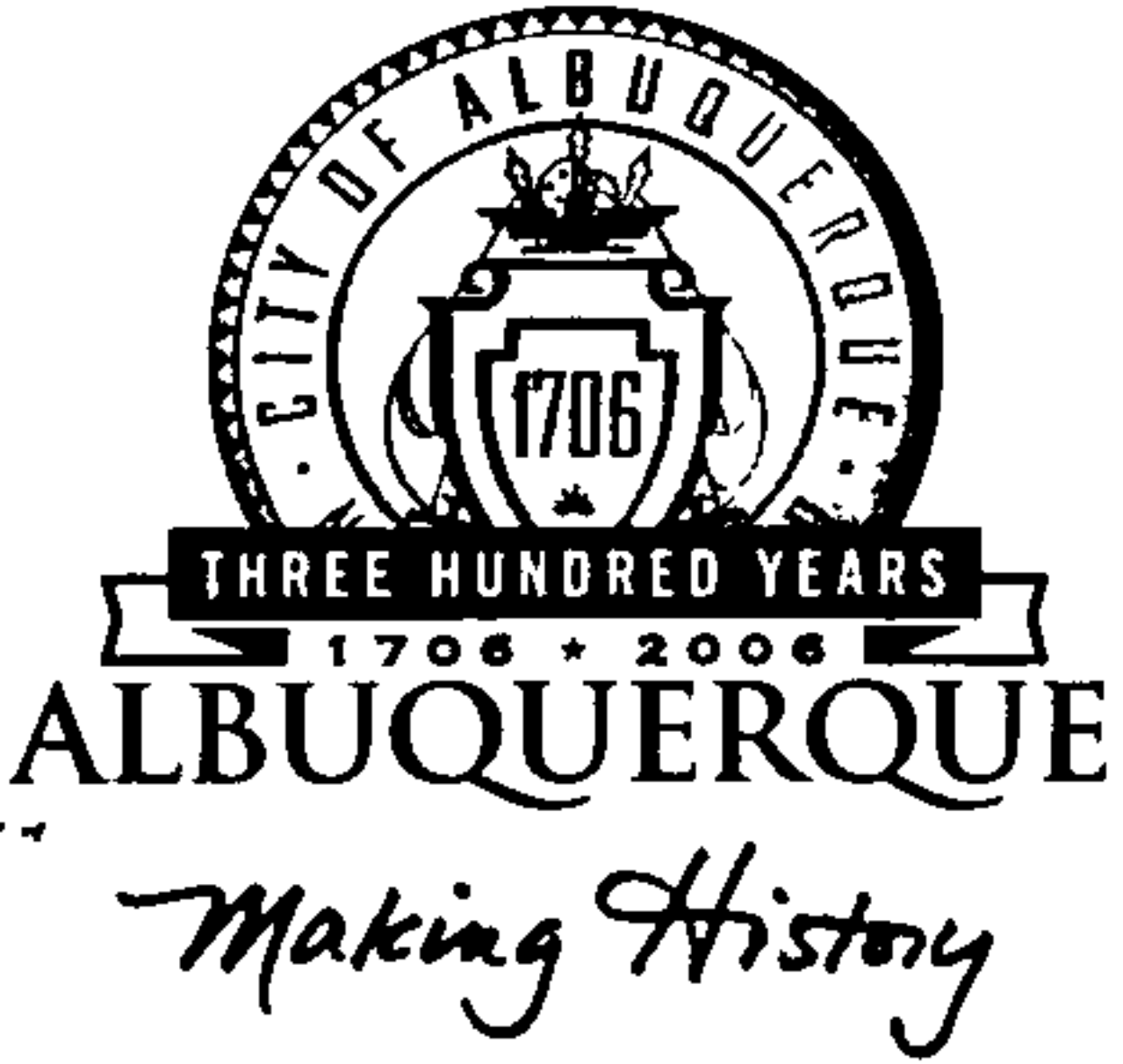
Project # 1002718

04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer SDWK

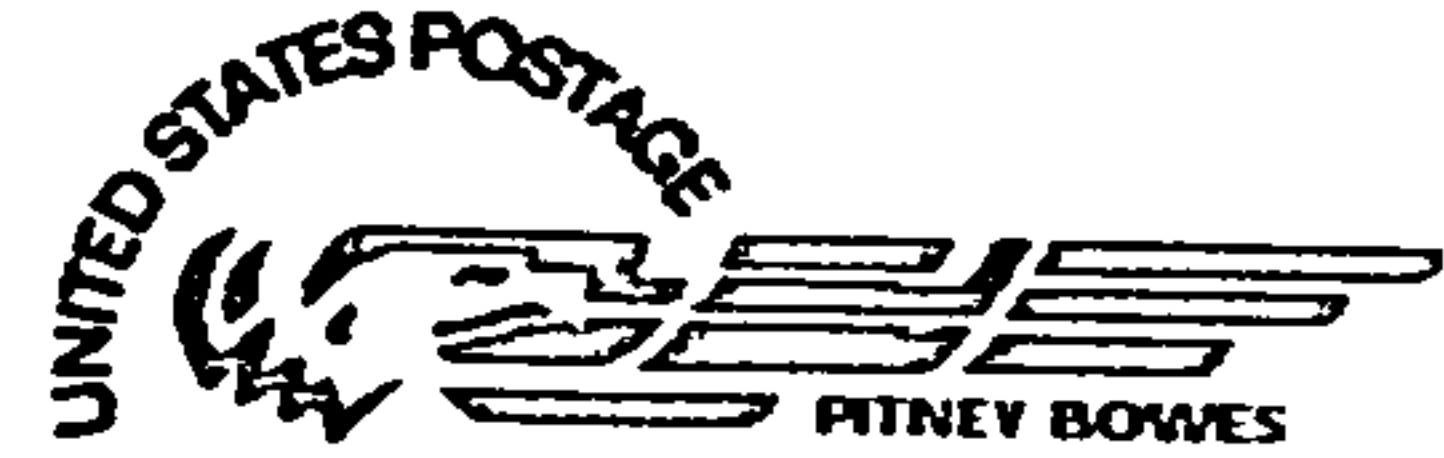
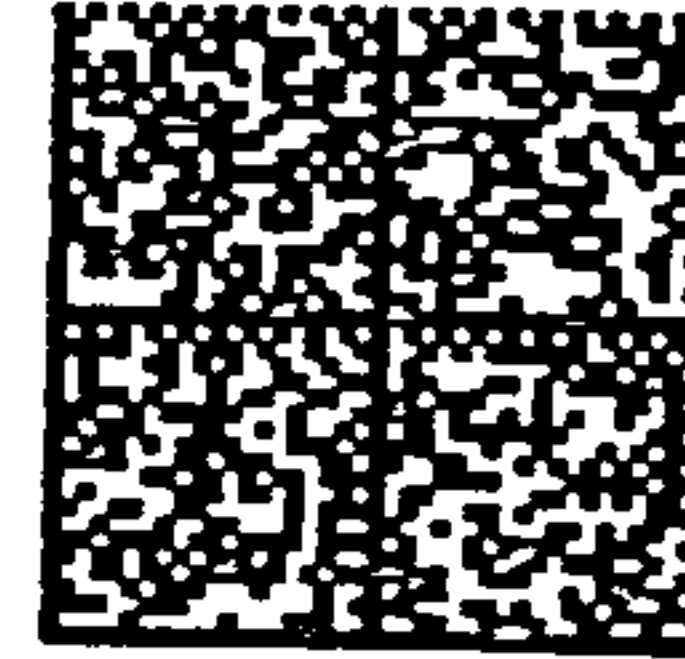
TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B and 334B1, M.R.G.C.D. MAP 35, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between the RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). (H-12)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE



---RETURN TO SENDER, NOT DELIVERABLE AS ADDRESSED



02 1A \$ 00.37⁰
0004329277 MAY 24 2004
MAILED FROM ZIP CODE 871

PHOENIX, AZ 0008 F71 05:30 07:42

**NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD**



020930501

WEST TIBURON LLC
2555 EAST
AZ 85016

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